# 1 Kings Court, Southwell, Nottinghamshire, NG25 0EL

**Guide Price £210,000**

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- End Terraced Home
- Cosmetic Upgrading Required
- Hallway and Lounge
- Ground Floor WC
- Front and Rear Gardens
- Advantage of No Onward Chain
- Town Centre Location
- Dining Kitchen to the Rear
- Three Bedrooms, 1st Floor Bathroom
- Permit Parking

Offered for sale with the significant advantage of no upward chain, this end-terraced home occupies a highly convenient location just a short walk from the town centre and its wide range of amenities.

Requiring updating and cosmetic refurbishment throughout, the property presents an excellent opportunity for buyers to modernise and personalise a home to their own taste and specification.

The accommodation briefly comprises an entrance hall with useful storage, a well-proportioned lounge to the front, and a spacious dining kitchen stretching across the rear of the property. From here, there is access to a small rear hallway with a ground floor WC off.

To the first floor are three bedrooms and a family bathroom.

Externally, there are small gardens to both the front and rear, with the rear garden benefiting from two useful brick-built outhouses providing excellent additional storage. Permit parking is available per household.

This is a fantastic opportunity for purchasers seeking a well-located property with great potential. Early viewing is highly recommended.

## ACCOMMODATION
A uPVC double glazed entrance door leads into the entrance hall. , which features a central-heating radiator, stairs rising to the first floor, and a useful built-in storage cupboard.

## ENTRANCE HALL
Which features a central heating radiator, stairs rising to the first floor, and a useful built-in storage cupboard.

## LOUNGE
The lounge is a well proportioned reception room with a central heating radiator and a uPVC double-glazed window to the front aspect.

## DINING KITCHEN
The dining kitchen is fitted with a range of base and wall cabinets with rolled-edge worktops and tiled splashbacks. There is an inset stainless steel single drainer sink with hot and cold taps, space for appliances, a gas cooker point, and plumbing for a washing machine.

Additional features include a central heating radiator, two uPVC double glazed windows to the rear aspect, and a pantry-style cupboard housing the Ideal combination boiler.

## REAR HALLWAY
A rear hallway provides access to the outside via a uPVC double-glazed door and leads to the ground floor cloakroom.

## GROUND FLOOR CLOAKROOM
Fitted with a low level w/c, wash basin with hot and cold taps, an electric towel radiator, and a uPVC double glazed obscured window to the side aspect.

## FIRST FLOOR LANDING
Having an access hatch to the roof space and a range of built-in storage cupboards with shelving.

## BEDROOM ONE
A double bedroom with a central heating radiator, uPVC double glazed window to the front aspect, and a built-in double wardrobe.

## BEDROOM TWO
Also a double bedroom, featuring a central heating radiator, uPVC double glazed window to the rear aspect, and built-in double wardrobes.

## BEDROOM THREE
Having a central heating radiator and a uPVC double glazed window to the front aspect.

## BATHROOM
The bathroom is fitted with a cast-iron bath with hot and cold taps and an electric Triton shower over, a wash basin with hot and cold taps, a low-level w/c, a central heating radiator, and a uPVC double-glazed obscured window to the side aspect.

## GARDENS
To the front of the property there is a small lawned garden with a pathway leading to the front door. The rear garden is fully enclosed by a combination of brick walling and timber panel fencing, is paved throughout, and benefits from a courtesy gate to the rear and two integrated storage sheds.

## PARKING
Permit parking is provided per property

## COUNCIL TAX
The property is registered as council tax band B.

## VIEWINGS
By appointment with Richard Watkinson & Partners.

## ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

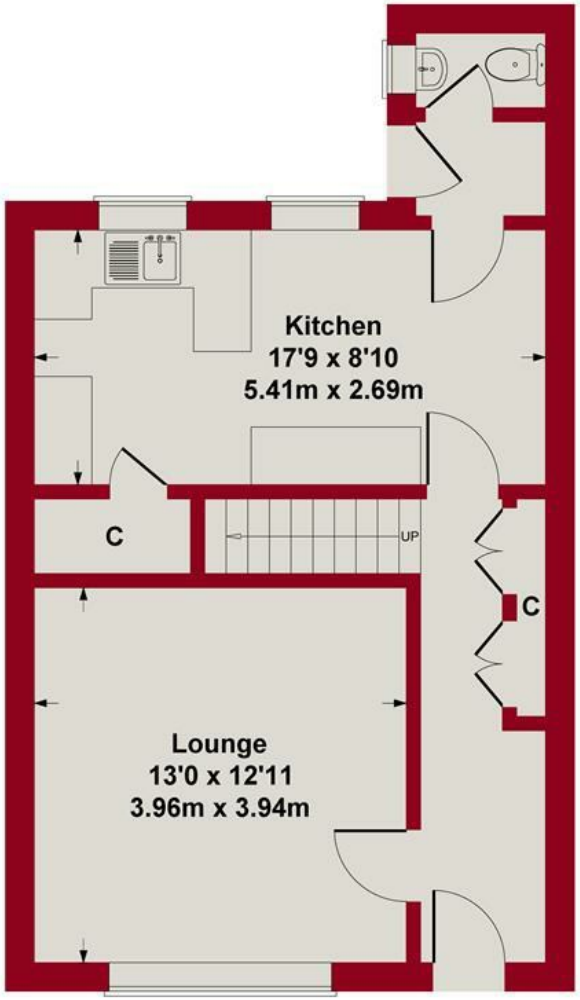
Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

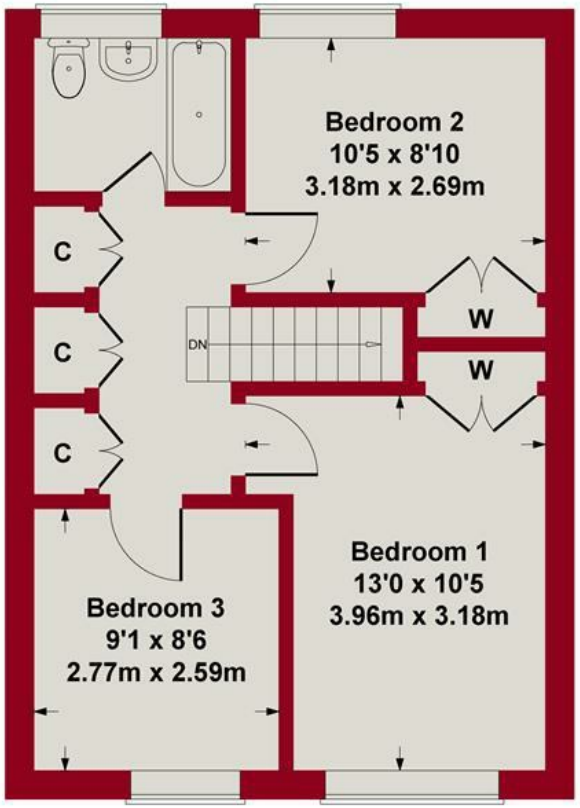
School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

## Approximate Gross Internal Area
## 933 sq ft - 87 sq m




GROUND FLOOR




FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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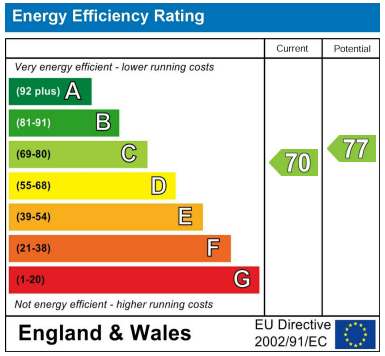


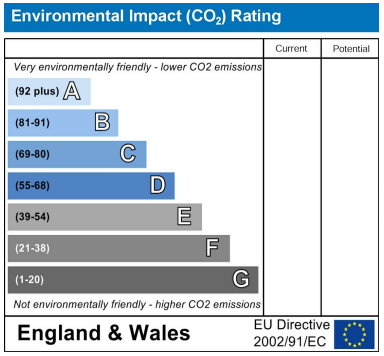


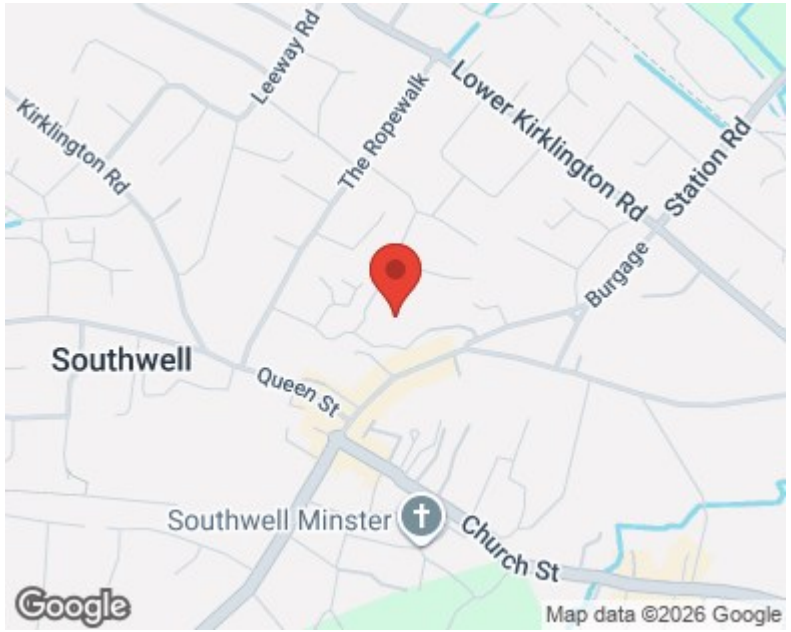


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RICS
The Property Ombudsman

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