

**2 HEYWOOD CLOSE  
SOUTHWELL  
NOTTINGHAMSHIRE  
NG25 0EB**



**£315,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Mid Town House Property
- Three Bedrooms
- New Modern Dining Kitchen
- New Family Bathroom
- Easy To Maintain Gardens to the front and rear
- Two Allocated Parking spaces plus single garage
- Viewing Highly Recommended

## 2 HEYWOOD CLOSE, SOUTHWELL, NOTTINGHAMSHIRE

Need2View are delighted to bring to market this beautifully refurbished modern, three bedroomed, mid town house located in the highly sought after historic market town of Southwell in Nottinghamshire. A stunning family home in a superb location, with Southwell Town Centre, an M&S Food Store and the local pub just a five minute walk away, the beautiful Burgage Green just a two minute walk away and only a 10 minute walk to the Co-Op supermarket and the local GP surgery.

The property has been the subject of a comprehensive scheme of refurbishment with the works being carried out to a very high standard and offers a spacious living room with feature fireplace and new modern dining kitchen to the ground floor, whilst the first floor has three good sized bedrooms and a new family bathroom. The property has new double glazed windows throughout, complete with new rear patio doors and composite front door. The property has been rewired, replumbed, has a new boiler with a ten year guarantee, new internal doors and door furniture, new radiators and has been freshly decorated throughout with new carpets and wood flooring to the kitchen To the rear of the property there is a good sized, enclosed garden and to the front there is allocated off street parking and at the rear a further parking space and single garage. This property is ready to move into with no chain.

Entrance door into:

### HALLWAY

With access to the living room, ceiling light point.

### LOUNGE

A spacious family room with UPVC double glazed window to the front, stairs to the first floor landing, access to the kitchen, two radiators, power and ceiling light points.



## 2 HEYWOOD CLOSE, SOUTHWELL, NOTTINGHAMSHIRE

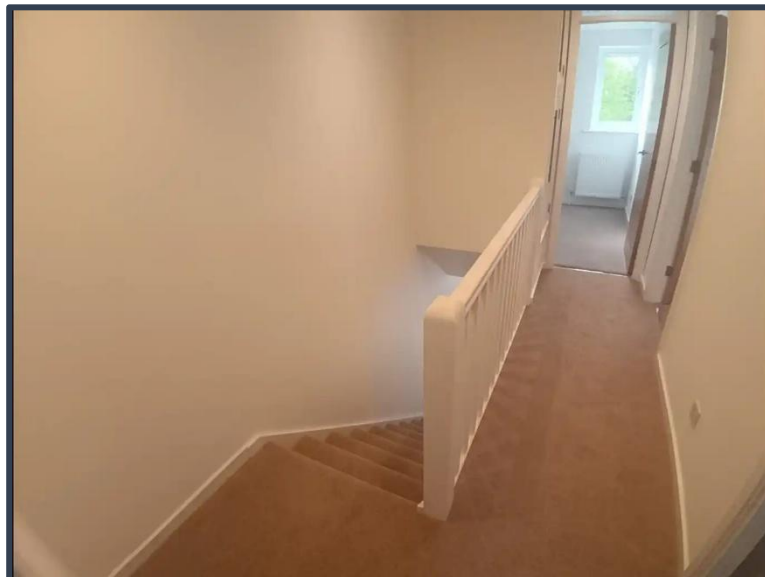
### KITCHEN/DINER

Fitted with a range of wall and base units in a grey finish with coordinating work surfaces, space for a fridge freezer, integrated washer/dryer, integrated oven, four ring gas hob, extractor fan, one and a half bowl single drainer sink with mixer tap, UPVC double glazed window to the rear, UPVC double glazed patio doors to the rear, wooden flooring, radiator, power and ceiling light points.



### FIRST FLOOR LANDING

With access to all the bedrooms and the family bathroom, airing/storage cupboard, power and ceiling light points.



## 2 HEYWOOD CLOSE, SOUTHWELL, NOTTINGHAMSHIRE

### BEDROOM ONE

With UPVC double glazed window to the front, radiator, power and ceiling light points.



### BEDROOM TWO

With UPVC double glazed window to the rear, radiator, power and ceiling light points.



## 2 HEYWOOD CLOSE, SOUTHWELL, NOTTINGHAMSHIRE

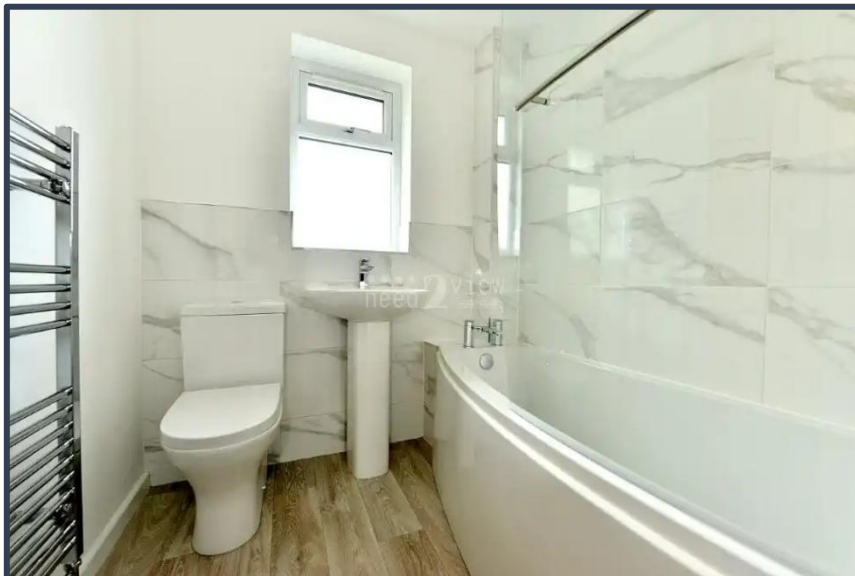
### **BEDROOM THREE**

With UPVC double glazed window to the front, radiator, power and ceiling light points. Access to insulated boarded loft with loft ladder and lighting.



### **BATHROOM**

White suite comprising of a wash hand basin, W.C. and bath complete with rainfall shower and detachable, hand held hose, part wall tiling, UPVC double glazed opaque window to the rear, chrome towel radiator and ceiling light point.



## 2 HEYWOOD CLOSE, SOUTHWELL, NOTTINGHAMSHIRE

### OUTSIDE

To the rear of the property there is a good sized, easy to maintain garden with a patio directly outside the patio doors and a raised section of lawn beyond, all enclosed with fencing. To the front of the property there is an allocated parking space and there is also access to a garage.



**2 HEYWOOD CLOSE, SOUTHWELL, NOTTINGHAMSHIRE**

**EPC GRAPH**

**ADDITIONAL INFORMATION**

**Local Council** – Newark and Sherwood District Council

**Council Tax Band** – C

**Primary School** – Holy Trinity CofE Infant School/Lowe's Wong Infant School/Lowe's Wong Anglican Methodist Junior School

**Secondary School** – The Minster School

**Stamp Duty on Asking Price: £750/£5,750** (Additional costs may apply if being purchased as a second property)

**2 HEYWOOD CLOSE, SOUTHWELL, NOTTINGHAMSHIRE**

**FLOOR PLAN**



## **2 HEYWOOD CLOSE, SOUTHWELL, NOTTINGHAMSHIRE**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.