



## 57 Easthorpe

Southwell, NG25 0HY

**£205,000**

Ideal First Time Purchase or Investment Property\*\*\* Charming mid terrace cottage set in a popular location which has been redecorated throughout and offering easy access to the town centre of Southwell. The accommodation comprises of fitted kitchen, lounge and bathroom with shower. To the first floor are two good sized bedrooms. EPC rating D. NO UPWARD CHAIN.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Munds.

**DESCRIPTION**

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## LOCATION

Southwell is a Minster town in Nottinghamshire, close to the towns and cities of Nottingham, Lincoln and Newark. This historic town benefits from a wide range of amenities which include boutique shops, restaurants, doctors, dentists and pharmacies. Southwell also benefits from excellent schooling. In particular the Minster School, (which is within walking distance of 57 Easthorpe) a renowned school consistently rated "outstanding" by Ofsted. Southwell is ideally situated within the East Midlands and benefits from excellent road and rail links, being close to Newark and its mainline train station Newark Northgate (only 6 miles/20 minutes away) for ease of access into London in approximately 80 minutes.

Living Room 4.27m x 2.97m (14'0" x 9'09") Entrance door opening into the living room. Exposed beams to ceiling. Fitted electric fire. Meter cupboard. Double panel radiator. Window to the front elevation.

Kitchen 3.12m x 2.51m (10'03" x 8'03") Fitted kitchen with wall and base units surmounted by a birch effect worksurface inset with single drainer stainless steel sink unit. Electric oven and hob. Single panel radiator. Door to side passage. Staircase off. Window to the rear elevation.

Rear Lobby Giving access to the bathroom.

Bathroom 2.01m x 1.68m (6'07" x 5'06") Fitted with a white suite comprising panelled bath, low flush WC and pedestal wash hand basin. Single panel radiator. Window to the side elevation.

First Floor Landing Doors off.

Bedroom One 4.29m x 3.96m max (14'01" x 13'0" max) With airing cupboard housing the hot water cylinder with immersion heater and slatted shelving. Single panel radiator. Window to the front elevation.

Bedroom Two 3.20m x 2.57m (10'06" x 8'05") Single panel radiator. Window to the rear elevation.

Outside The property directly fronts onto Easthorpe where unrestricted on street parking is available. A covered passageway leads to the side entrance with a small storage area to the rear.

## WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

## SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

## REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

## BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 556088 and ask for Steven Spivey MRICS.

## GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

## NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## GENERAL

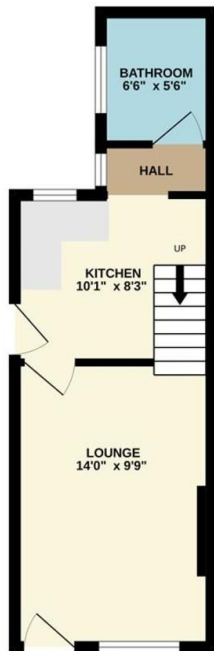
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to

ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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GROUND FLOOR  
264 sq.ft. approx.



1ST FLOOR  
262 sq.ft. approx.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.