



3 Howards Terrace

Southwell, NG25 0LN



Book a Viewing

£200,000

If you are looking for your first home or an investment purchase then this is the ideal property for you, offered with no upward chain, the accommodation comprises lounge, fitted kitchen, two bedrooms and bathroom. There is a parking space directly in front of the property and enclosed rear garden area. The property is situated close to Southwell Town Centre and we recommend an early viewing.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.





DESCRIPTION If you are looking for your first home or an investment purchase then this is the ideal property for you, offered with no upward chain, the accommodation comprises lounge, fitted kitchen, two bedrooms and bathroom. There is a parking space directly in front of the property and enclosed rear garden area. The property is situated close to Southwell Town Centre and we recommend an early viewing.

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 for all ages. In particular the Minster School (which is within walking distance of 3 Howards Terrace) a renowned school consistently rated "good/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.

UPVC glazed panel door to;

LOUNGE 18' 0" x 10' 6" (5.49m x 3.2m) Electric fire, wall lights, two radiators, stairs off to the first floor, double glazed window to the front.

KITCHEN 10' 7" x 6' 8" (3.23m x 2.03m) Fitted with wall and floor units, gas hob with extractor over, built under cooker, plumbing for washing machine, space for fridge/freezer, splash tiling, Ideal Logic central heating boiler, radiator, UPVC glazed panel window and door to the rear.

FIRST FLOOR LANDING Loft access.

BEDROOM ONE 10' 8" x 10' 2" (3.25m x 3.1m) Double wardrobe, radiator, double glazed window to the front.

BEDROOM TWO 10' 8" x 6' 9" (3.25m x 2.06m) Radiator, double glazed window to the rear overlooking Holy Trinity Church.

BATHROOM 5' 8" x 5' 6" (1.73m x 1.68m) Suite comprising bath with shower over and rail and curtain, low flush wc, pedestal wash hand basin, part tiled, store cupboard, radiator.

OUTSIDE To the front of the property is off road parking for one car. There is an enclosed flagstone yard to the rear with bin access and pedestrian right of way.



WEBSITE

Our detailed website show 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

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 01522 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.

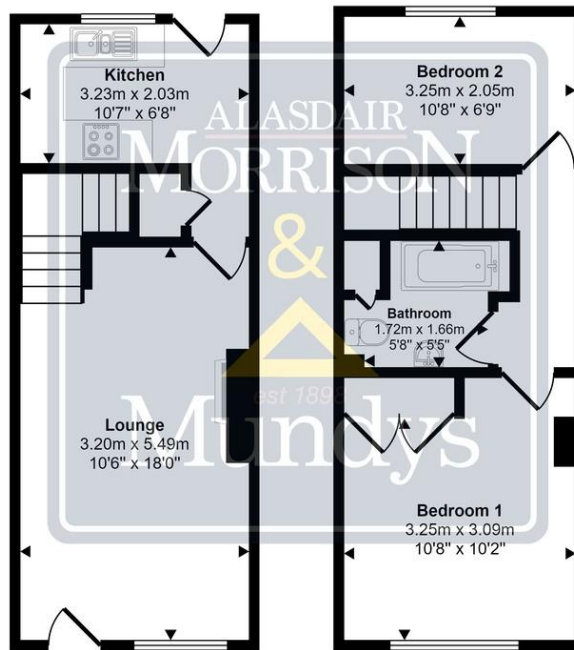
GENERAL

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 Mundys 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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Approx Gross Internal Area
56 sq m / 603 sq ft



Ground Floor
Approx 28 sq m / 299 sq ft

First Floor
Approx 28 sq m / 304 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.