



6 Forest Road

Oxton, Southwell, NG25 0SZ



Book a Viewing

£225,000

Offered with NO UPWARD CHAIN this delightful semi-detached cottage situated in this charming conservation village must be viewed to be appreciated. In immaculate condition and offering charm and character throughout with many original features, private lawned front garden and an enclosed rear courtyard, the accommodation comprises Lounge, Fitted Kitchen, Rear Utility Area and large Bedroom with Bathroom off.





SERVICES - All mains services available. Gas central heating.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCAL AUTHORITY - Newark and Sherwood District Council.

COUNCIL TAX BAND – A.

EPC RATING – E.

TENURE - Freehold.

ACCOMMODATION

LOUNGE

13' 9" x 11' 6" (4.19m x 3.51m) With under stairs store, painted beams to ceiling, wall light, radiator, feature brick fireplace with inset electric fire, double glazed window to front elevation and TV point.



KITCHEN

10' 9" x 5' 5" (3.28m x 1.65m) Fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, inset stainless steel single drainer sink unit, electric hob with extractor over, space for a fridge freezer, radiator, double glazed window to rear elevation and stairs off to the First Floor Landing.

UTILITY ROOM

7' 3" x 2' 6" (2.21m x 0.76m) With plumbing for a washing machine, double glazed window and door to the rear elevation and radiator.



FIRST FLOOR LANDING

Giving access to the Bedroom.

BEDROOM

14' 1" x 12' 6" (4.29m x 3.81m) With storage cupboard with hanging rail and shelving, access to roof space, radiator, double glazed window to side elevation and door leading to the Bathroom.

BATHROOM

8' 4" x 7' 2" (2.54m x 2.18m) With suite comprising of panelled bath with shower over and side screen, low level WC and wash hand basin, splash-back tiling to the walls, tiled floor, double glazed window to side elevation and storage cupboard housing the central heating boiler.



OUTSIDE

A side pathway leads to the side of the property with the front garden being principally laid to lawn and being totally enclosed offering a high degree of privacy.

The rear enclosed courtyard garden again offers privacy and a delightful seating area, being mainly paved with gravelled areas for ease of maintenance and enclosed within a panelled fence.





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

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.

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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 are 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.
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TOTAL FLOOR AREA : 515 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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