



## 82 Norwood Gardens

Southwell, NG25 0DS



Book a Viewing

**£250,000**

**NO ONWARD CHAIN** - A spacious and extended semi detached house offering flexible accommodation extending to 1,164 sqft which includes an entrance hall, lounge, breakfast kitchen, family room/playroom/dining room, three bedrooms and bathroom. Outside there is a driveway to the front and a private lawned rear garden with large timber workshop/store. Viewing is highly recommended.







**SERVICES** - All mains services available. Gas central heating.

**EPC RATING** - C.

**COUNCIL TAX BAND** - B (Newark and Sherwood District Council).

**TENURE** - Freehold.

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



**LOCATION** - Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.





### ACCOMMODATION

A uPVC glazed panelled door gives access to the Entrance Hall.

### ENTRANCE HALL

5' 8" x 7' 7" (1.73m x 2.31m) With staircase off to the first floor landing, double glazed window to the side elevation, radiator, under stairs storage area, door leading to the Lounge and gas/electric meter cupboard.

### LOUNGE

14' 11" x 12' 0" (4.55m x 3.66m) With double glazed window to the front elevation, log burner with stone hearth, radiator and door off to the breakfast kitchen.

### BREAKFAST KITCHEN

20' 11" x 9' 6" (6.38m x 2.9m)

**Kitchen Area** - having a range of wall, base units and drawers with roll-top work surfaces over and splash-back tiling, electric oven and hob, washing machine and dishwasher, stainless steel single drainer sink unit and double glazed window to the side elevation.

**Breakfast Area** - with a wine rack, fridge freezer, a range of base and wall units and space for a breakfast table.

### FAMILY ROOM

18' 0" x 11' 5" (5.49m x 3.48m) With three velux windows to the rear elevation, double glazed double doors to the rear garden, two double glazed windows to the rear elevation and two radiators.



### FIRST FLOOR LANDING

With double glazed window to side elevation and loft access.

### BEDROOM 1

12' 0" x 12' 0" (3.66m x 3.66m) With double glazed window to front elevation and radiator.

### BEDROOM 2

11' 11" x 9' 8" (3.63m x 2.95m) With double glazed window to rear elevation, radiator and recessed cupboard.

### BEDROOM 3

8' 6" x 8' 7" (2.59m x 2.62m) With double glazed window to front elevation and electric storage heater.



### BATHROOM

5' 4" x 9' 9" (1.63m x 2.97m) With suite to comprise of panel bath with shower over, WC and wash hand basin, heated towel rail, double glazed windows to rear and side elevations and airing cupboard/linen store with shelving.

### OUTSIDE

To the front of the property there is a lawned garden to the front with a driveway to the side providing ample off road parking. There is gated side access to the totally enclosed rear lawned garden with flower/shrub beds and borders and a rear workshop/home office.







## WORKSHOP/STORE

18' 7" x 9' 0" (5.66m x 2.74m) With plumbing, tap, light and power.

There is an additional area measuring 9' 0" x 9' 1" (2.74m x 2.77m) with windows to front and side elevations, double door and single door.

### 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.

CMH, 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.

Clearings 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

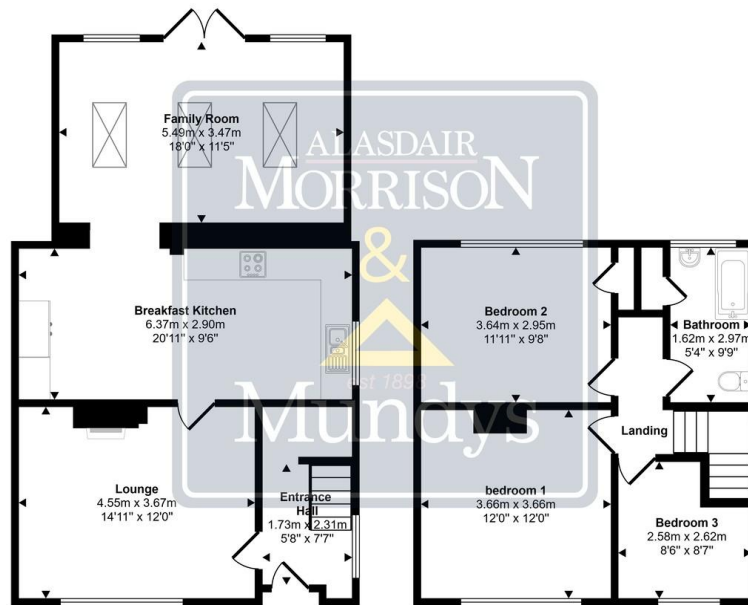
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Approx Gross Internal Area  
108 sq m / 1164 sq ft



Ground Floor  
Approx 65 sq m / 696 sq ft

First Floor  
Approx 44 sq m / 468 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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