

**10 Station Road**  
Southwell, NG25 0ET

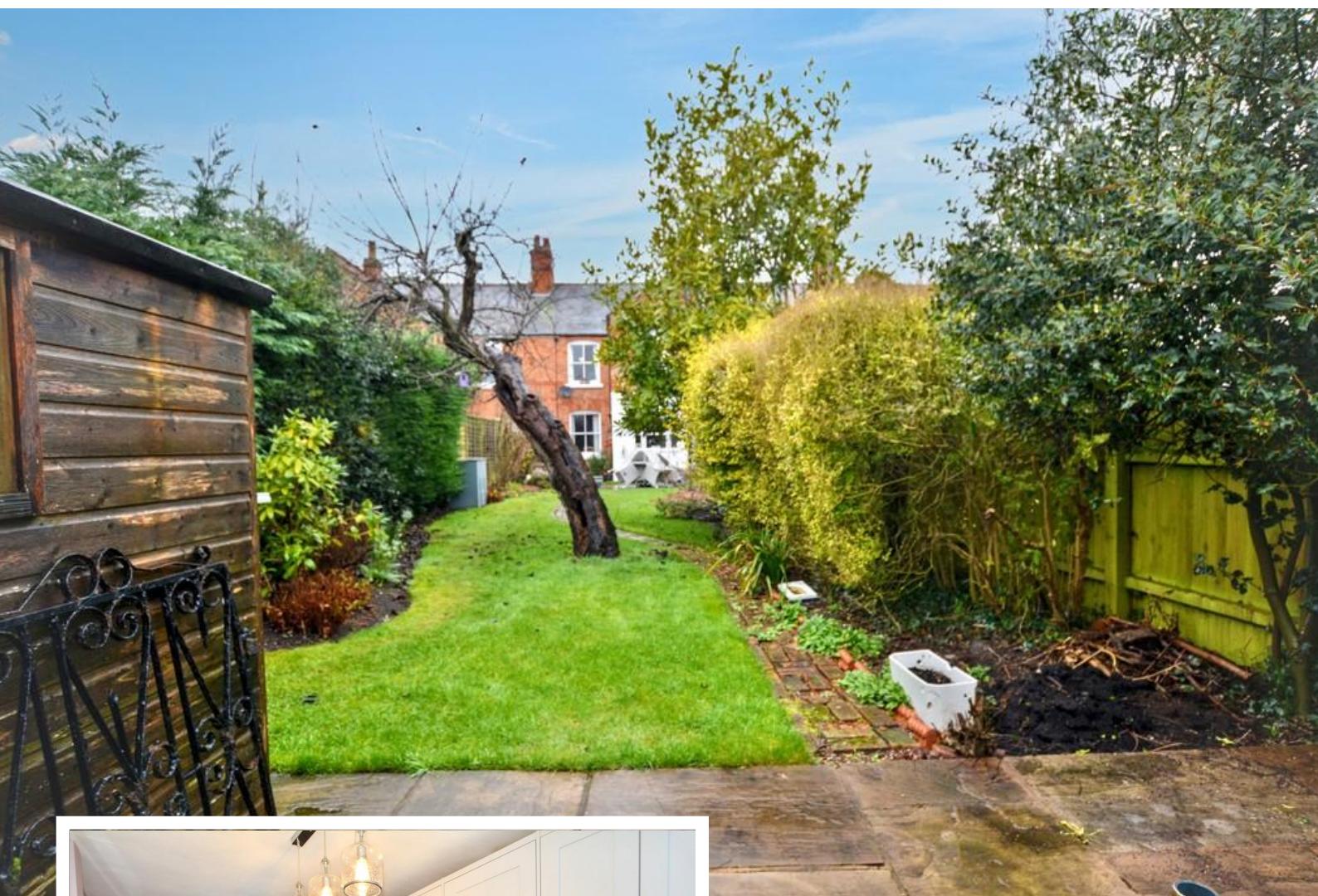


Book a Viewing

**Guide Price of £350,000**

Exceptionally well maintained Bay Fronted Mid Terrace House situated in this convenient location for Southwell Town Centre with its wealth of facilities and amenities and also Southwell Trail offering delightful countryside walks. The property retains much of its period charm and many original features and briefly comprises Entrance Hall, Lounge, Dining Room, fitted Kitchen, First Floor, Two Double Bedrooms and Bathroom. Outside there is an enclosed rear lawned garden, a patio area, flower/shrub beds and border.





#### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** – Newark and Sherwood DC.

**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.





#### ENTRANCE HALL

Feature colour leaded entrance door gives access to entrance hall, stairs off to first floor landing, coved ceiling, period tiled floor and door off to lounge.

#### LOUNGE

11' 9" x 13' 10" (3.58m x 4.22m) With double glazed bay window to the front elevation, feature open fire place with tiled inset and hearth, fireside cupboard, coved ceiling and picture rail.

#### DINING ROOM

10' 4" x 12' 9" (3.15m x 3.89m) With traditional cast iron fireplace, fireside cupboards, sash window to the rear elevation, picture rail and door off to kitchen.



#### KITCHEN

7' 3" x 15' 7" (2.21m x 4.75m) With ample range of wall and floor mounted cupboards and drawers, inset sink with ample worksurfaces, electric oven and gas hob with extractor hood over, fridge freezer space, spash tiles to worksurfaces, radiator, recessed under stairs pantry with shelving, glazed windows to the side and rear elevations and glazed panelled door to the side elevation.

#### FIRST FLOOR LANDING

With radiator and access to roof space.

#### MASTER BEDROOM

17' 5" x 13' 10" (5.31m x 4.22m) With two sash windows to the front elevation, wood flooring and cast iron fireplace.

#### BEDROOM 2

8' 10" x 12' 10" (2.69m x 3.91m) With window to the rear elevation, cast iron fireplace, fireside cupboard, picture rail, radiator and wood flooring.

#### BOILER ROOM/LAUNDRY ROOM

3' 95" x 9' (3.33m x 2.74m) With plumbing for washing machine, glazed panelled window to the side elevation, central heating boiler and radiator.

#### BATHROOM

7' 3" x 9' 4" (2.21m x 2.84m) Comprising of panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, sash window to the rear elevation, and airing cupboard/linen store with shelving.

#### OUTSIDE

Front forecourt garden with step leading up to the front door, gated side access to shared passageway, private hand gate leading to enclosed rear garden with a patio area. Totally enclosed lawned garden, flower/shrub borders and beds, mature trees and timber shed.

NOTE A new boiler was fitted in 2024.





#### WEBSITE

Our detailed web site 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

Solicitors & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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.

Care Leavers will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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.

#### NOTES

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:

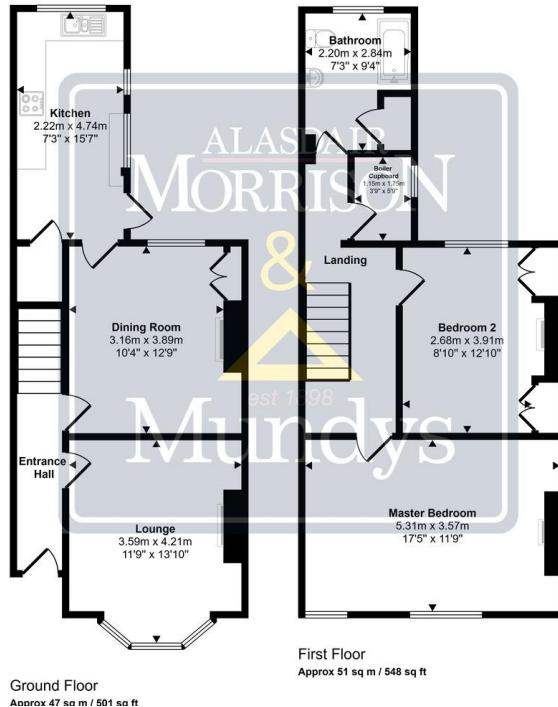
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area  
97 sq m / 1043 sq ft



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