



**18 Oxton Road,
Southwell, NG25 0NH**



Book a Viewing!

£335,000

Delightful elevated position and set well back from the road this spacious Semi Detached House sits on the edge of Southwell, ideally located for the daily commute the accommodation includes an Entrance Hall, Lounge, Dining Room/Playroom, Kitchen with Brea kfast Room off and Utility Room, First Floor, Three Bedrooms and Bathroom. Outside, front lawn ed garden with rear large lawn ed garden. A new central heating boiler was added in the final quarter of 2024 and the roof has been overhauled in recent years.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - 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

ENTRANCE HALL

With double glazed door giving access to the entrance hall, stairs to the first floor landing, under stair storage cupboard, glazed panelled window to side elevation and radiator.

LOUNGE

15' x 11' 6" (4.57m x 3.51m) With double glazed windows to the front and rear elevations, radiator, picture rail and a log burner (not in use) with slate hearth.

DINING ROOM/PLAYROOM

11' x 10' 4" (3.35m x 3.15m) With cast iron fireplace, picture rail, radiator, double glazed window to the front elevation and double cupboard.

BREAKFAST AREA 7' 9" x 10' 3" (2.36m x 3.12m) With tiled flooring, radiator and double cupboard housing the Baxi central heating boiler with remote programmer.

KITCHEN

5' 6" x 13' 11" (1.68m x 4.24m) With a range of wall and floor mounted cupboards and drawers with worktop surfaces over, inset 1½ bowl sink unit, gas hob with extractor over, electric oven, spaces for fridge freezer and dryer, double glazed door to the rear elevation and double glazed window to the rear elevation.

UTILITY ROOM

7' 9" x 5' 10" (2.36m x 1.78m) With double wall cupboard, double glazed window to the side elevation, double base unit with work surface over, inset sink with splash tiling and plumbing for a washing machine.

FIRST FLOOR LANDING

With double glazed window to the front elevation, access to roof space and radiator.

BEDROOM 1

15' x 11' 10" (4.57m x 3.61m) With double glazed windows to the front and rear elevations, cast iron fireplace, picture rail and radiator.

BEDROOM 2

11' 7" x 10' 4" (3.53m x 3.15m) With double glazed window to the front elevation, cast iron fireplace and radiator.

BEDROOM 3

7' 11" x 12' 8" (2.41m x 3.86m) With double glazed window to side elevation, cast iron fireplace and radiator.





BATHROOM

7' 11" x 5' 6" (2.41m x 1.68m) Comprising a panelled bath with shower over and side screen, heated towel rail, pedestal wash hand basin, low level WC, double glazed window to the rear elevation and half tiled surround.

OUTSIDE

FRONT

A pathway leads to the front garden, which is mainly laid to lawn with flower borders and mature shrubs, elevated from the road. A side pathway leads to a side hand gate, which provides access to the rear.



REAR

Fully enclosed garden, mainly laid to lawn, with hedge and fence boundaries and a rear timber shed.



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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Slls & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and G also n 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, J Walter and Callum Lyman 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.

Coverings 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.

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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 roughly checked.

GENERAL

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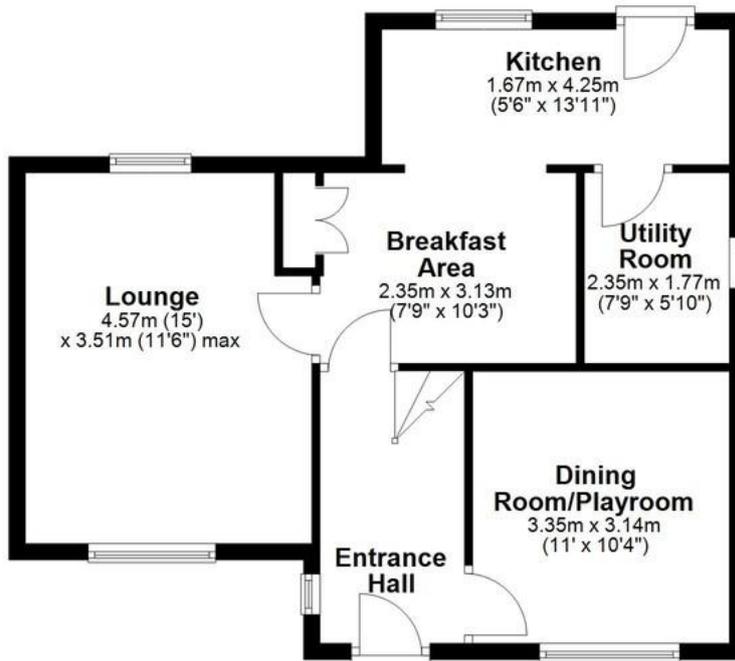
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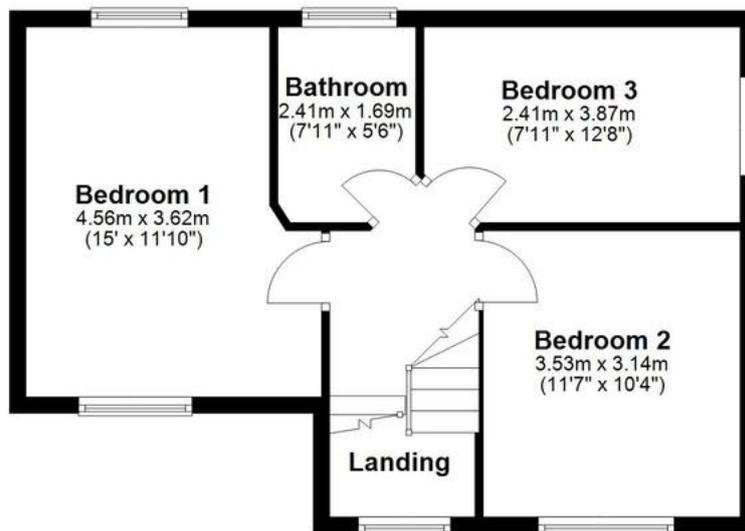
Ground Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.2 sq. feet)



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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 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 recheck the measurements.