



33 Trinity Road
Southwell, NG25 0NW



Book a Viewing

£315,000

Situated on a large plot this well appointed Semi Detached House is located at the end of this popular road offering easy access into Southwell Town Centre and delightful field walks around the western edges of Southwell. In brief the accommodation includes an Entrance Hall, Lounge, Kitchen/Breakfast Area, Ground Floor Bathroom and to the First Floor Three Bedrooms. Outside there is a large driveway/hardstanding for numerous vehicles with garage and enclose rear lawned garden with seating area.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

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.



ACCOMMODATION

ENTRANCE HALL

5' 10" x 11' 4" (1.78m x 3.45m) A UPVC entrance door with glazed panelled inset, stairs off to the first floor landing, double glazed window to the side elevation and radiator.

LOUNGE

15' 11 Max" x 12' 11" (4.85m x 3.94m) With double glazed bay window to the front elevation, recess for fireplace with flue fitted but not tested and radiator.

KITCHEN

7' 3" x 12' 11" (2.21m x 3.94m) With wall and floor mounted units, double glazed window to the rear elevation, plumbing for washing machine, space for a fridge/freezer, roll top work surfaces, inset stainless steel single drainer sink unit, splash tiled surround, electric oven and grill with gas hob.

BREAKFAST AREA

12' 10" x 6' 1" (3.91m x 1.85m) With double glazed window to the rear elevation, double glazed window and door to the side elevation and radiator.

BATHROOM

7' 3" x 5' 10" (2.21m x 1.78m) Comprising of shower bath with side screen, Drench handheld shower, double glazed window to the rear elevation, heated towel rail, low level WC, vanity wash hand basin and tiled flooring.

FIRST FLOOR LANDING

With airing cupboard/linen store, double glazed window to the side elevation and access to the roof space.

BEDROOM 1

8' 8" x 17' 5 Max" (2.64m x 5.31 m) With two double glazed windows to the front elevation, over stair storage cupboard and radiator.

BEDROOM 2

12' 3" x 9' 3" (3.73m x 2.82m) With double glazed window to the rear elevation and radiator.

BEDROOM 3

8' 9" x 7' 10" (2.67m x 2.39m) With double glazed window to the rear elevation, radiator and wardrobe.

OUTSIDE

To the front of the property there is a large gravelled driveway providing parking for numerous vehicles, which in turn leads to a single garage with an up-and-over door, a hedge boundary and a side shed providing ample storage.

REAR GARDEN

To the rear there is a totally enclosed garden with fence and hedge boundaries, a flagstone patio area, an external tap and a concrete seating area.





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

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

NOTE

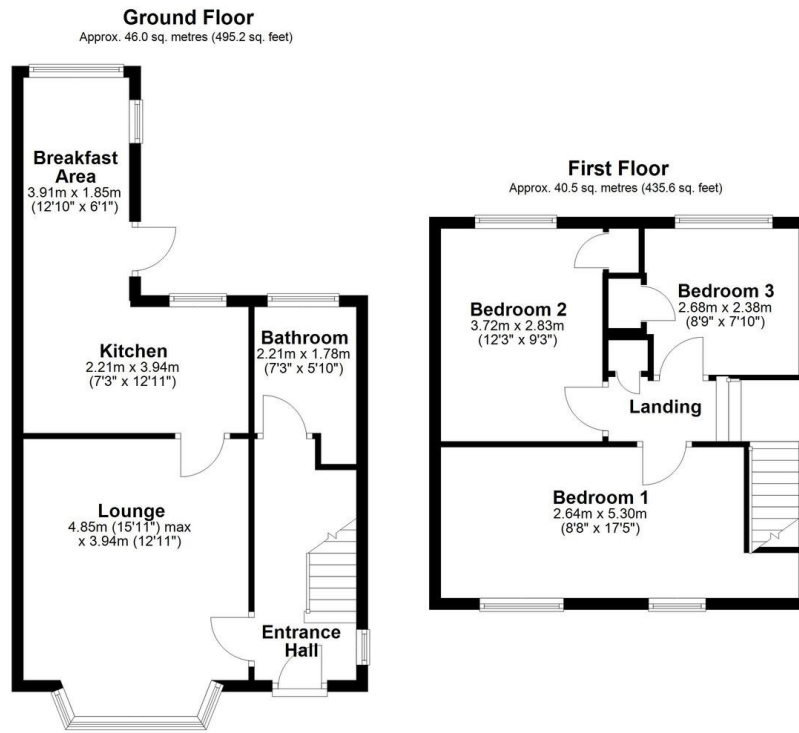
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



For Illustration Purposes Only
Plan produced using PlanUp.
33 Trinity Road, Southwell

<p>46 Middle Gate Newark NG24 1AL newark@amorrison-mundys.net 01636 700888</p>	<p>22 King Street Southwell NG25 0EN southwell@amorrison-mundys.net 01636 813971</p>	<p>29 Silver Street Lincoln LN2 1AS info@mundys.net 01522 510044</p>	<p>22 Queen Steet Market Rasen LN8 3EH info@mundys.net 01673 847487</p>	<p>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.</p>
---	--	---	--	---

