



46 Silvey Avenue
Southwell, NG25 0BU



Book a Viewing

£275,000

No Onward Chain - Well appointed Detached Bungalow situated in this popular location offering easy access to Southwell Town Centre and its range of facilities and amenities. Potential to renovate and extend subject to planning, the flexible accommodation includes Entrance Hall, Lounge, Kitchen, Three Bedrooms and Shower Room, currently bedroom three is being used as a dining room. Outside, lawn gardens to the front and the rear, driveway, carport and garage/storage.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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 PORCH With double glazed door giving access to side porch, double glazed windows and multi-paned glazed panelled door to the entrance hall.

ENTRANCE HALL With radiator and access to roof space with ladder.

LOUNGE 16' 5" x 11' (5m x 3.35m) With double glazed window to the front elevation, gas fire and radiator.

KITCHEN 9' 1" x 8' 7" (2.77m x 2.62m) With a range of wall and floor mounted cupboards and drawers, double glazed door to the side elevation and double glazed window to the side elevation, roll-top work surface, stainless steel single drainer sink unit, gas cooker point, plumbed for washing machine and dishwasher, fridge freezer space, door off to the pantry with shelving and glazed panelled window to the rear elevation.



BEDROOM 1 11' 9" x 9' 9" (3.58m x 2.97m) With double glazed window to the rear elevation, radiator and a range of fitted wardrobes and cupboards.

BEDROOM 2 7' 7" x 11' 7" (2.31m x 3.53m) With double glazed window to the front elevation and radiator.

BEDROOM 3 / DINING ROOM 9' 4" x 8' 7" (2.84m x 2.62m) With double glazed window to the rear elevation and radiator.

SHOWER ROOM 5' 9" x 8' 7" (1.75m x 2.62m) Comprising of Triton shower, vanity was hand basin, low level WC, double glazed window to the side elevation, radiator, half tiled surround and access to roof space (not used).



OUTSIDE To the front of the property there is a lawned garden with flower/shrub borders, wrought iron gates give access to the side driveway for 1/2 vehicles. To the side elevation the property has a car port which leads to a garage for storage.

GARAGE 16' 5" x 8' 4" (5m x 2.54m) With double doors and side door.

REAR GARDEN Large rear garden mainly lawned, established flower/shrub beds and borders, timber shed and greenhouse.





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 then 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 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

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.

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Ground Floor

Approx. 73.0 sq. metres (785.9 sq. feet)



Total area: approx. 73.0 sq. metres (785.9 sq. feet)

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Plan produced using PlanUp.

46 Middle Gate
Newark
NG24 1AL

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

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 check the measurements.

