

Welcome to
THE RISE



Halloughton Road, Southwell , Nottinghamshire NG25 0LR
Prices from £259,950





The Rise, Halloughton Road, Southwell is a fabulous collection of 38 traditional 2 and 3+ bedroom homes. This exclusive development is located in the prestigious and affluent minster-town of Southwell, one of the most desirable locations in the Midlands, bustling with a hive of activity. With independent traders, artisans and three 'outstanding' schools it is the ideal place to call home. Newark Town Centre is just a short 7 miles away where there is access to the A1 and fast intercity rail links to London Kings Cross.

Room Details

THE SILKA is a two bedroom Mid Town House, which is well appointed with spacious living accommodation. Downstairs you will find the lounge offering plenty of space for living, cloakroom and spacious kitchen/ diner. Upstairs there are two generous bedrooms and family bathroom. Allocated off road parking is located to the rear of the property.

GROUND FLOOR

Entrance Hall
Kitchen/Dining - 13'1" x 11'1"
Lounge - 9'5'0" x 13'
Cloakroom

FIRST FLOOR

Bedroom One - 11'5" x 9'5"
Bedroom Two - 6'9" x 12'8"
Bathroom

Outside
Enclosed garden to the rear. Allocated off road parking space.

Management Company Service charge - £330 PA

Agents Note:-Pictures are of the Show Home Plot 35 and are for illustrative purposes only

Specifications

Integrated appliances with 5 yr warranty products
AEG induction hob and cooker
Brushed metal light switches GF and landing
Laminate flooring and carpet throughout
High spec glazing
Tiled Bathroom
Shower over bath
Solar PV ready
32A EV charge point capacity

Local Area

Southwell is a thriving Minster town between the main centres of Nottingham and Newark on Trent. The outstanding OFSTED rated Minster Secondary School is a short walk away from the development. There are also two highly regarded primary

schools within walking distance. Southwell has a leisure centre run by a local trust offering an extensive range of sporting and cultural activities.

Travel and Connections

Southwell to Nottingham 15 miles, Southwell to Lincoln 25 miles, Southwell to London 2 hours 30 minutes.
High speed rail links from Newark to Kings Cross 1 hour 20 minutes, Fiskerton to Nottingham 20 minutes, Newark to Lincoln 28 minutes.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Gascoines require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Gascoines instructing solicitors in the purchase or the sale of a property.

Property Tenure

Freehold with vacant possession.

Room Measurements

All dimensions are approximate. There may be some variation between imperial and metric measurements for ease of reference. Dimensions should not be used for fitting out.

Viewings

Call Gascoines office on 01636 813245 or email southwell@gascoines.com or alternatively send us a text 07852967865.

Terms And Conditions

For our full Terms and Conditions visit www.gascoines.co

The Consumer Protection From Unfair Trading (2008)

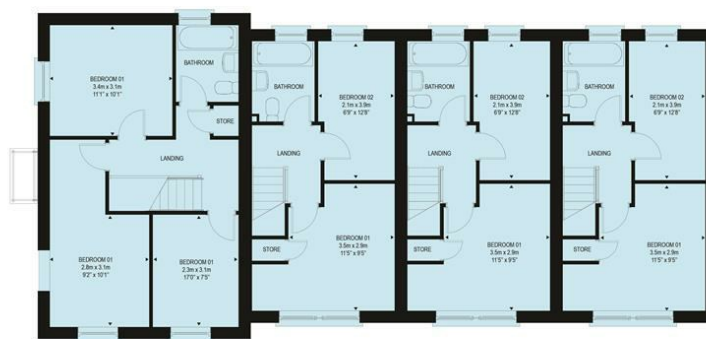
Important Notice Relating To The Consumer Protection From Unfair Trading (2008)
Gascoines Chartered Surveyors, on its behalf and for the vendor of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for guidance of intending purchaser and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions,

dimensions, references to condition and necessary permissions for and occupation, and other details are given in good faith and are believed to be accurate, but any intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All photographs are historic. Maps and plans are not to scale.

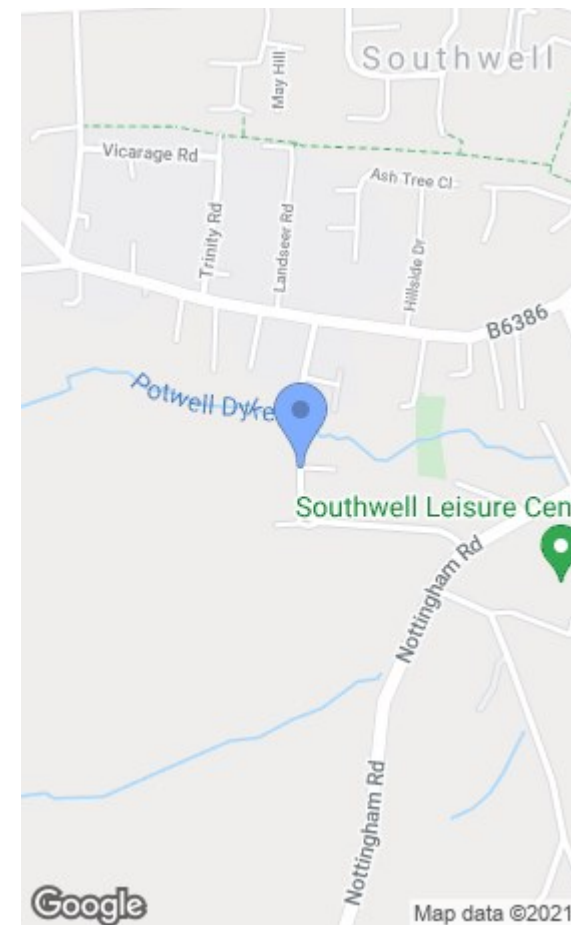




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1 Church Street, Southwell, Nottinghamshire, NG25 0HQ
01636 813245 | southwell@gascoines.co | www.gascoines.co

