



109 Lower Kirklington Road, Southwell, Nottinghamshire NG25 0DR
£285,000





Internally the property comprises entrance porch with useful pantry cupboard, breakfast kitchen, lounge diner with patio doors to the rear garden, two double bedrooms, separate w/c and bathroom. There is the benefit of UPVC double glazing throughout as well as replacement fascias, soffits and guttering. Outside the driveway provides off road parking and leads to the garage and the lawned south west facing rear garden. Early viewing is advised to avoid disappointment.

Ground Floor

Entrance Porch

UPVC front door into the entrance porch with useful panty cupboard, door to the:

Breakfast Kitchen

15'3 x 10'8 (4.57m'0.91m x 3.25m)

Light and bright with windows to the rear and side, fitted with a range of base and wall units, worksurface and tiled splashbacks, appliances include a slimline dishwasher, washing machine and free standing gas oven with gas hob, inset sink and drainer, space for fridge freezer and radiator.

Lounge

19 x 11'11 (5.79m x 3.35m'3.35m)

Spacious lounge with room for dining, sliding patio doors to the rear garden, fire place with gas fire, radiator.

Hallway

20'6" x 4'4"

Especially spacious with radiator, store cupboard, UPVC door to the front access.

Bedroom One

11'10 x 10'5 (3.35m'3.05m x 3.05m'1.52m)

Double bedroom with built in wardrobe, radiator and a window to the front.

Bedroom Two

11 x 11'6 (3.35m x 3.35m'1.83m)

The second double bedroom also has built in wardrobes, a window to the front and a radiator.

Separate WC

Separate low flush WC, window to the side, tiled walls.

Bathroom

Panelled bath, wash hand basin, heated towel ladder, window to the side, tiled walls.

Outside

The sunny south-west facing rear garden is a good size and has a patio area, lawn, greenhouse and mature shrubs. To the front the driveway provides ample off road parking and leads to the garage. The front lawn has borders, mature planting and shrubs.

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.

Outgoings

Council Tax Band C

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

Contact Gascoines Southwell for more information.

Terms And Conditions

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

The Consumer Protection From Unfair Trading (2008)

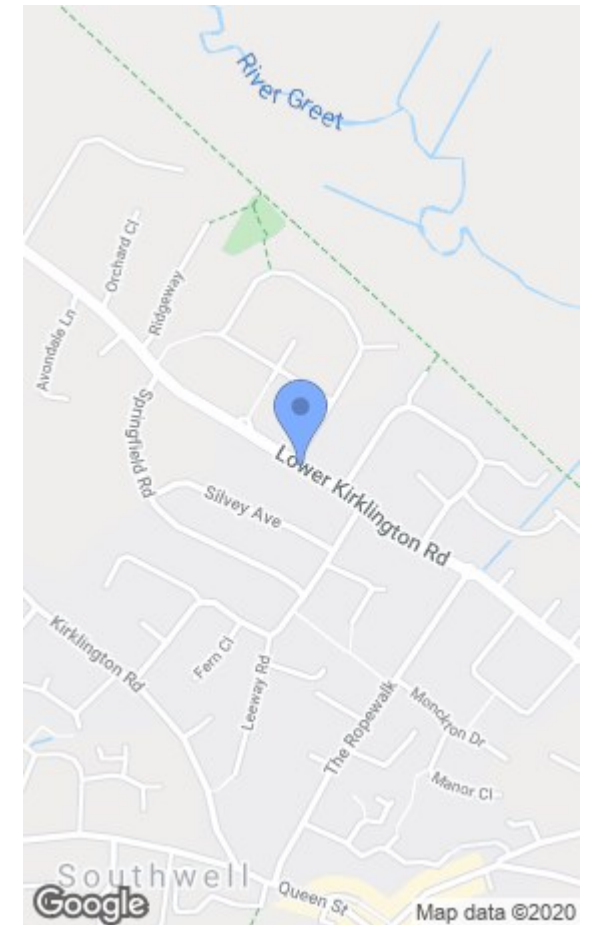
Important Notice Relating To The Consumer Protection From Unfair Trading (2008)

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.

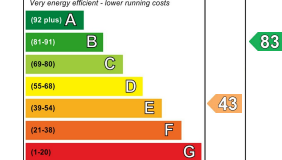




Ground Floor



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

