



1 Nottingham Road, Southwell,
Nottinghamshire, NG25 0LG

£175,000
Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Character Cottage
- Superbly Appointed
- Entrance Hall
- Kitchen with Breakfast Bar
- Traditional Style Shower Room
- No Upward Chain
- Individual Design
- Lounge with Log Burner
- Double Bedroom with Wardrobes
- Small Outbuilding

A rare opportunity to purchase an individual character cottage, upgraded by the current owners with a significant program of improvements to now provide a wonderful period home, brimming with character features including stripped pine doors and an exposed brick chimney breast with log burner.

There is a small entrance hall with Moroccan style tiled flooring, a lovely lounge with stripped floorboards and feature fireplace and a modern fitted kitchen with bespoke 'living edge' breakfast bar, built in appliances and useful storage beneath the stairs. The 1st floor landing includes an airing cupboard housing the combination boiler, there is a double bedroom with custom-made wardrobes and a re-fitted shower room with traditional style suite.

The property would ideally suit single or professional couples or those downsizing from larger dwellings seeing it as a fantastic alternative to something like a large apartment, with the property benefitting from a freehold status and zero maintenance outdoor space.

ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

With Moroccan style tiled flooring, a vertical column radiator in anthracite, stairs rising to the first floor and an original stripped pine door into the lounge.

LOUNGE

A highly interesting reception room with stripped wooden flooring, a contemporary style radiator, uPVC double glazed window to the front elevation, lovely high ceilings with a central exposed timber beam and a feature fireplace with floor to ceiling exposed red brick chimney breast with stone mantel and hearth housing a cast iron log burner. Bespoke shelving fills the alcoves and an original stripped pine door leads into the kitchen.

BREAKFAST KITCHEN

Superbly fitted with a bespoke range of base and wall units in Shaker style sage green with butcher's block worktops, upstands, window cill and an under-mounted one and a half bowl ceramic sink with swan neck mixer tap. There is a built-in four-zone electric hob by Hotpoint with a chimney extractor hood over, a built-in eye level oven, integrated dishwasher by Kenwood, integrated washing machine and space for a fridge/freezer. Moroccan style tiled flooring, metro style tiled splashbacks, a uPVC double glazed window and door to the rear aspect, a contemporary style radiator and a bespoke fitted breakfast bar with 'living edge' and useful drawers beneath. An original latch and brace door provides access to a useful understairs storage cupboard with tiled flooring, light, power points and shelving.

FIRST FLOOR LANDING

Featuring a double built-in cupboard with shelving and housing the combination boiler.

BEDROOM

A good sized double bedroom with two uPVC double glazed windows to the front aspect, central heating radiator, a useful storage cupboard over the stairs with shelving and access hatch to the roof space. The current owner has cleverly created cupboard storage within the chimney breast recess and has provided custom-built wardrobes to each of the alcoves.

SHOWER ROOM

Superbly fitted with a traditional style suite including a quadrant shower enclosure with glazed sliding doors and mains fed Victorian style shower. There is a vanity wash basin with splashback, mixer tap and cupboards below plus a concealed cistern back to wall toilet. Wall mounted towel radiator, wood effect tiled flooring with underfloor heating, extractor fan and a uPVC double glazed obscured window to the rear aspect.

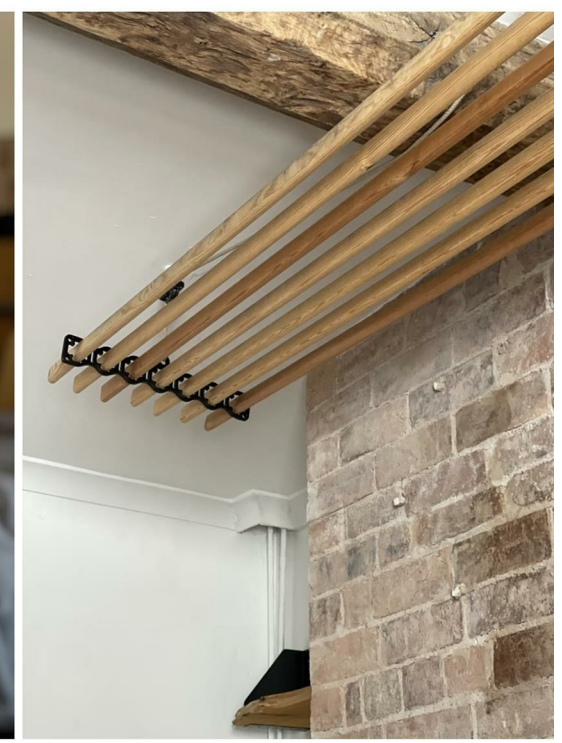
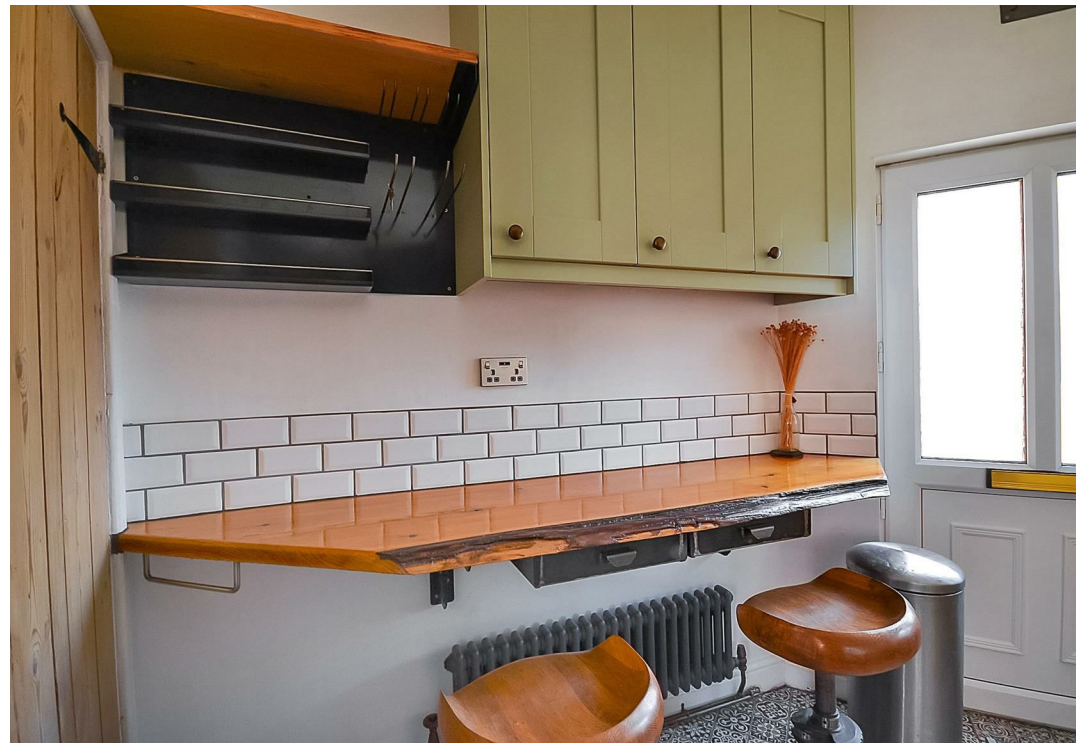
BRICK BUILT OUTBUILDING

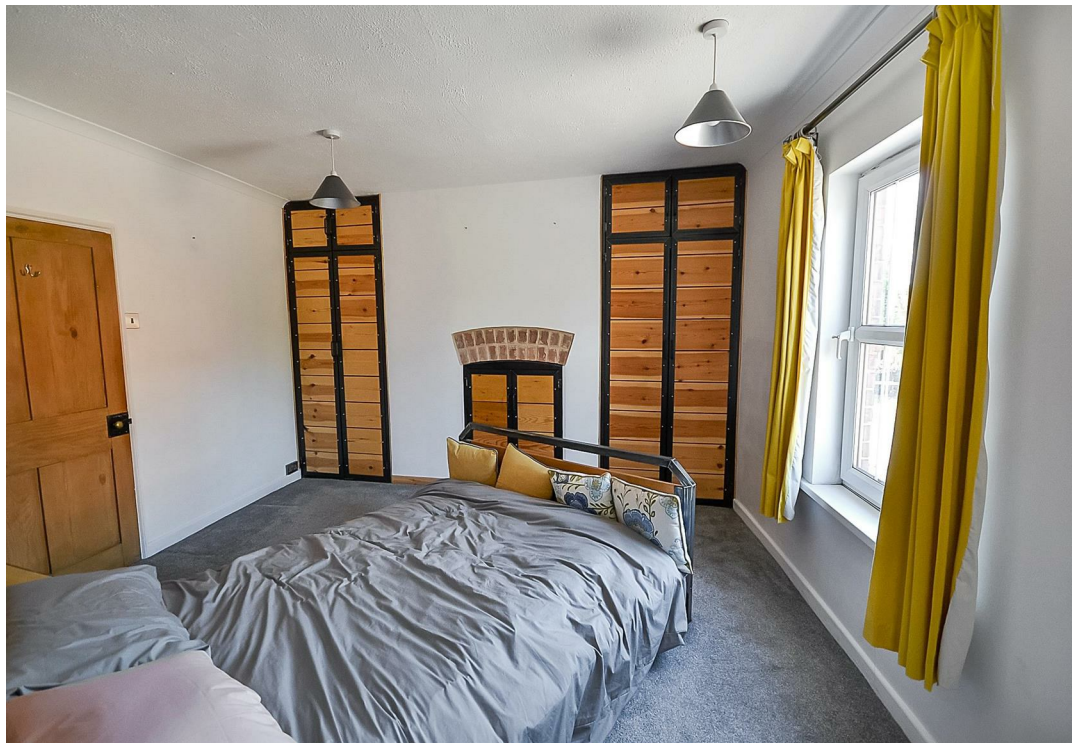
A useful brick built outbuilding for storage.

COUNCIL TAX BAND

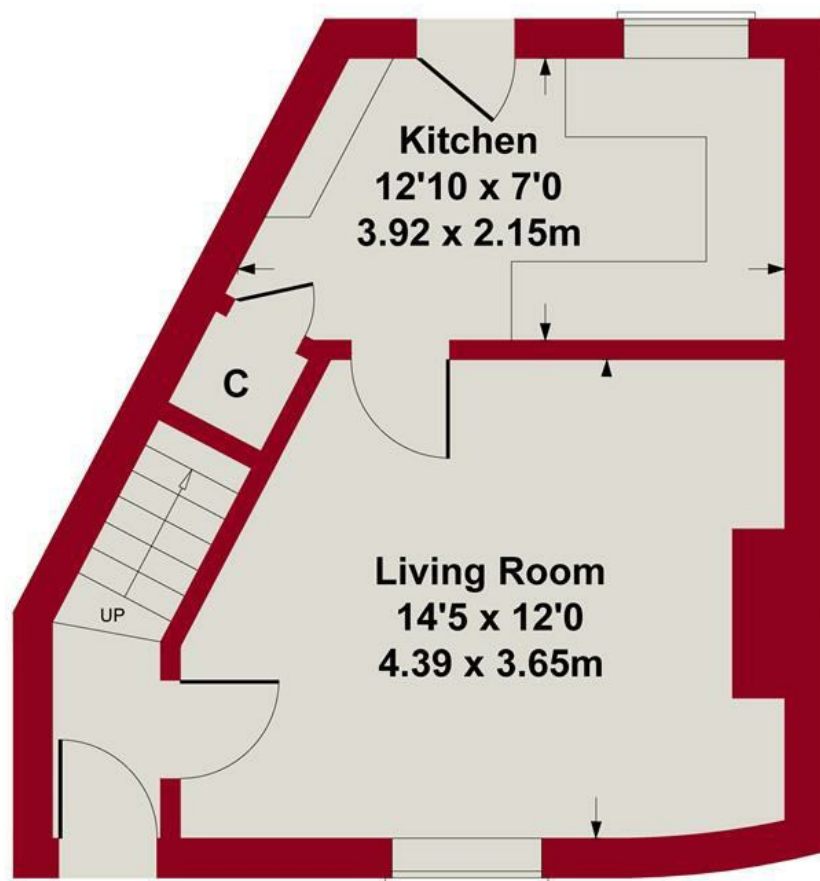
The property is registered as council tax band A



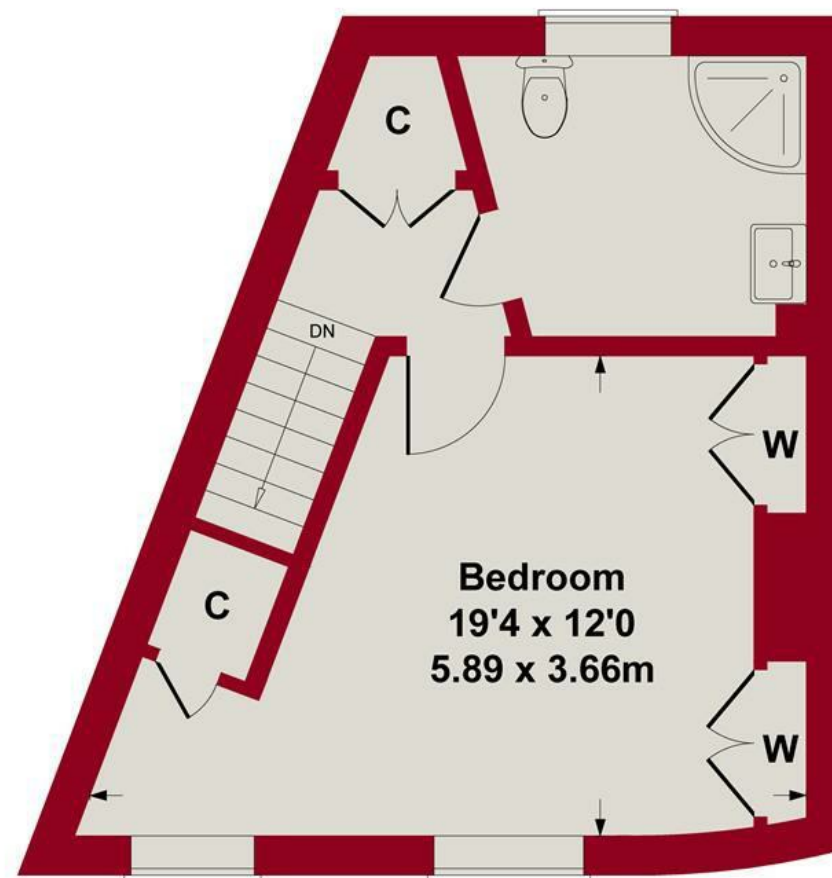




Approximate Gross Internal Area
592 sq ft - 55 sq m



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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20 King Street,
Southwell NG25 0EH
Tel: 01636 816200
Email: southwell@richardwatkinson.co.uk

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