



54 Norwood Gardens, Southwell, NG25 0DS

£245,000

Tel: 01636 816200

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

- Well Appointed Semi Detached Home
- Well Proportioned Lounge
- Four Piece Bathroom
- Gated Block Paved Driveway
- Viewing Highly Recommended
- Dining Kitchen
- Three Bedrooms
- Loft Room
- Generous Plot
- No Upward Chain

A great opportunity to purchase this well-appointed semi-detached home, offered for sale with the advantage of 'no chain' and occupying a generous plot, backing onto the popular Southwell Trail.

The property is newly carpeted and re-decorated creating a clean and fresh blank canvass for buyers to improve further to their own taste and specifications. The accommodation in brief comprises: an entrance hall, a well-proportioned lounge and a dining kitchen across the rear with access onto the rear garden. To the 1st floor are 3 bedrooms and the four-piece bathroom, with bedroom 2 including a staircase into the loft room.

The plot is a particular feature of the property and includes gated access onto block paved driveway parking to front and a generous mature garden, mainly lawned and extending to approximately 70ft in length.

Viewing is highly recommended!

ACCOMMODATION

An entrance door leads into the entrance hall.

ENTRANCE HALL

With laminate flooring, a spindled staircase rising to the first floor, central heating radiator, a uPVC double glazed window to the side aspect and a cupboard housing the electricity and gas meters with the consumer unit above.

LOUNGE

A well proportioned reception room with a central heating radiator, laminate flooring, coved ceiling, a uPVC double glazed window to the front aspect and a door into the dining kitchen.

DINING KITCHEN

A dining kitchen across the rear of the property with laminate flooring to the dining area, a central heating radiator and uPVC double glazed sliding patio doors onto the rear garden. The kitchen is fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks plus an inset stainless steel single drainer sink with mixer tap and a built-in oven with four ring gas hob with extractor hood over. There is space for further appliances including plumbing for a washing machine plus tiled flooring to the kitchen area, a uPVC double glazed window to the side aspect and a part glazed stable door onto the rear garden.

FIRST FLOOR LANDING

With an access hatch to the roof space.

BEDROOM ONE

A good sized double bedroom with a central heating radiator and a uPVC double glazed window to the front aspect.

BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect, a built-in cupboard with shelving and a spindled staircase into the loft room.

BEDROOM THREE

With a central heating radiator and a uPVC double glazed window to the front aspect.

BATHROOM

A spacious four piece bathroom including a corner bath with mixer tap and handheld shower. There is a pedestal wash basin with mixer tap, a close coupled toilet and a shower enclosure with a glazed folding door and Triton electric shower. Tiling for splashbacks, 2 uPVC double glazed obscured windows and an airing cupboard housing the Glow-worm combination boiler.

DRIVEWAY PARKING

Double wrought iron gates at the front of the plot lead onto an attractive block paved driveway providing parking.

GARDENS

The property occupies an established plot with timber gated access at the side leading onto the fully enclosed and generously proportioned rear garden which is mainly set to lawn and includes a timber decked seating area, raised sleeper style beds and a timber shed.

COUNCIL TAX

The property is registered as council tax band B.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

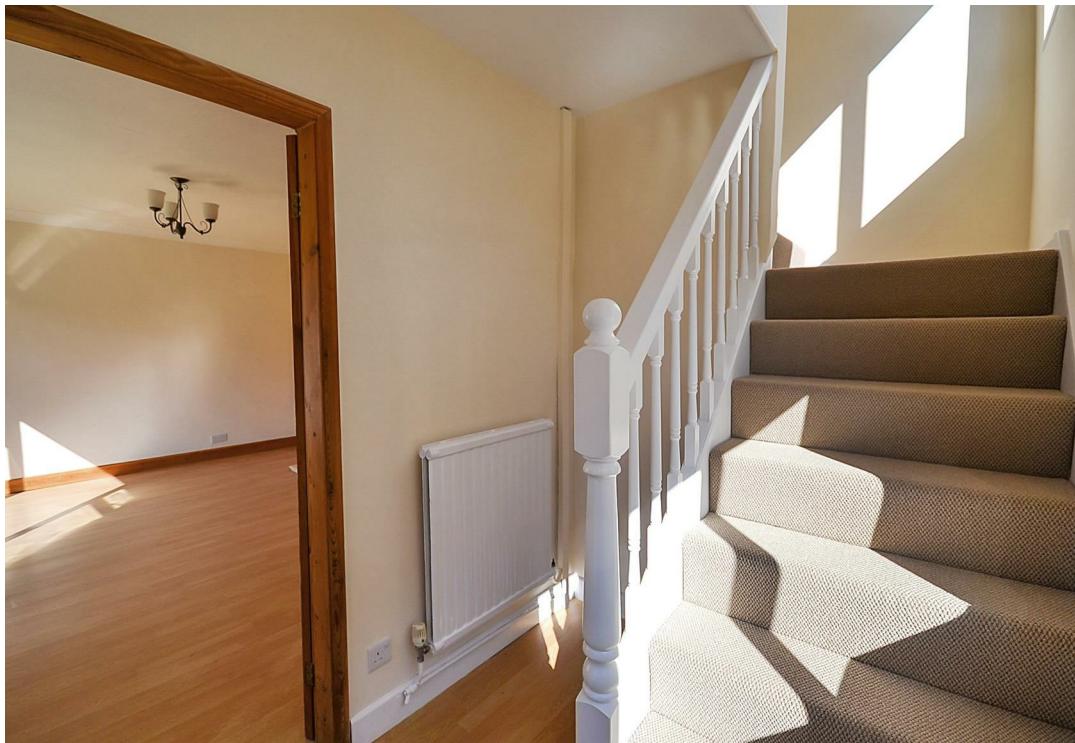
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

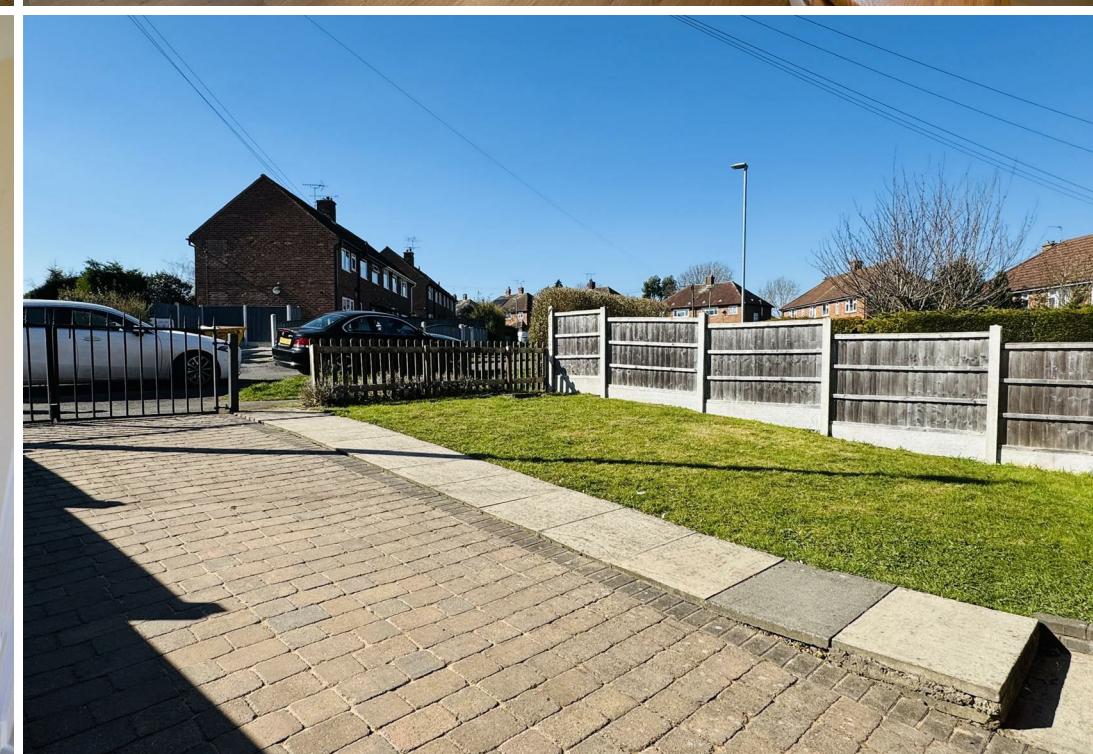
Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>







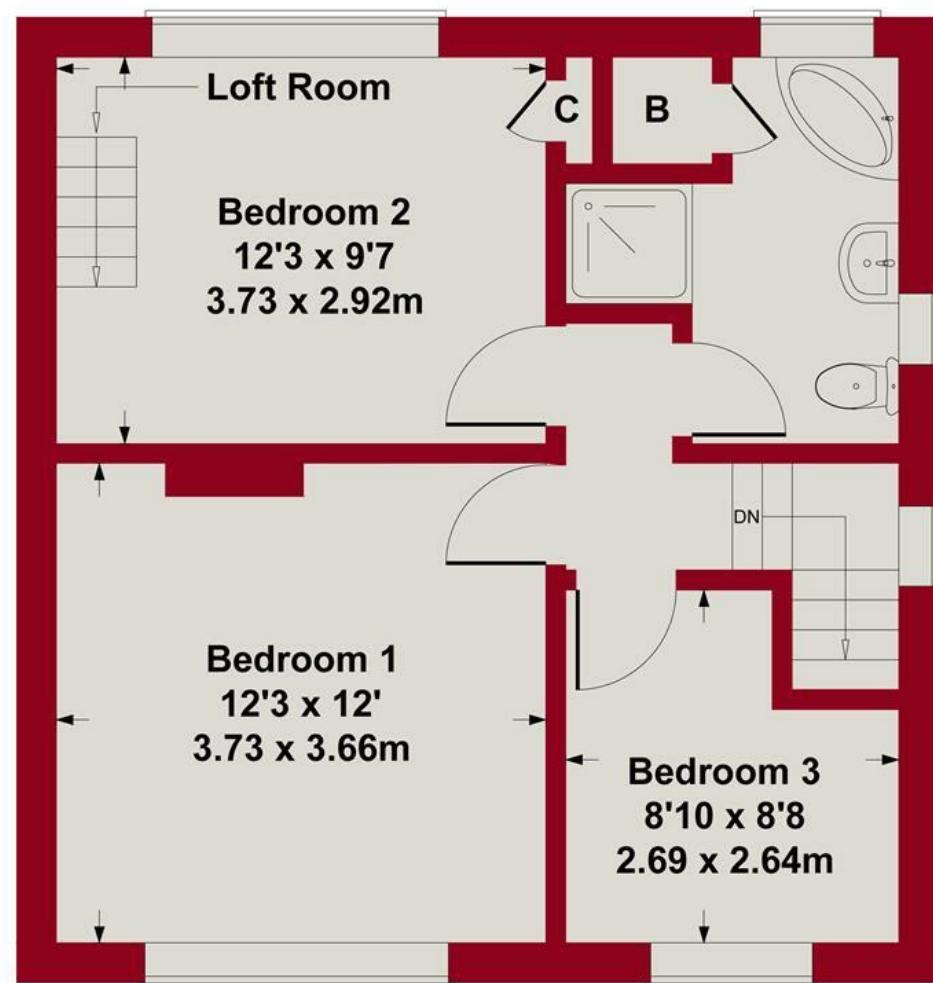




Approximate Gross Internal Area
926 sq ft - 86 sq m



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. 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.

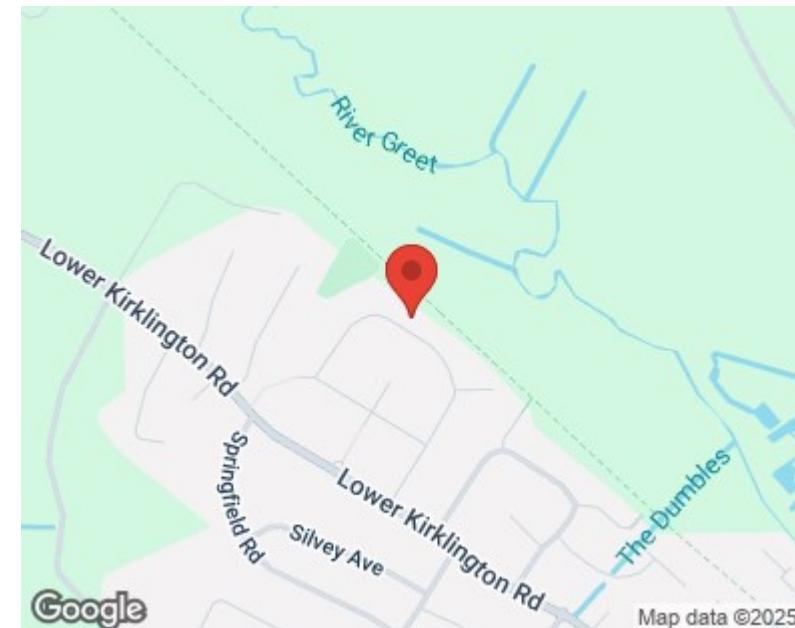
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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	



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Thinking of selling? For a FREE no obligation quotation call 01636 816200



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