



138 Westgate, Southwell, NG25 0LT

£299,950

Tel: 01636 816200

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

- Detached House
- Refurbishment Required
- 2 Spacious Reception Rooms
- Lean-to Conservatory
- Corner Plot
- No Chain
- Scope to Extend (STPP)
- Kitchen, G.F W/C
- 3 Bedrooms
- Driveway to the Rear

A rare and exciting opportunity to purchase this individual detached home, occupying a prominent corner plot and offered for sale with the advantage of 'no chain'.

The property requires refurbishment throughout, offering buyers a great opportunity to update and potentially reconfigure a home to their own taste and specifications. The accommodation includes an entrance hall, 2 spacious reception rooms, a kitchen, lean-to conservatory, ground floor W/C then to the 1st floor, 3 bedrooms and a shower room.

The plot includes gardens to 3 sides including driveway parking towards the rear and viewing is highly recommended to buyers looking to refurbish and potentially extend a home to suit their own requirements and style.

#### ACCOMMODATION

Glazed and panelled entrance door leads into the entrance hall.

#### ENTRANCE HALL

With the original wooden flooring, a turning staircase rising to the first floor, central heating radiator and doors to rooms.

#### DINING ROOM

With a central heating radiator, laminate flooring and a double glazed window to the front and side aspect.

#### LOUNGE

A good size reception room with central heating radiator a double glazed bay window to the side aspect and a single glazed window into the conservatory.

#### KITCHEN

Fitted with a range of base and wall cabinets with worktops and space for appliances including plumbing for a washing machine and a gas cooker point. Stainless steel twin sink unit with mixer tap and a wall mounted Ideal central heating boiler. Aluminium framed double glazed window to the side aspect and a central heating radiator.

#### LEAN-TO CONSERVATORY

A useful space across the rear with a central heating radiator, tiled flooring, sloping roof and a part glazed door to the outside.

#### GROUND FLOOR W/C

Fitted with a low-level toilet and a corner wash basin with hot and cold taps. Tiling for the splashback, window to the side and central heating radiator.

#### 1ST FLOOR LANDING

With double glazed window to the side aspect and a useful built-in storage cupboard plus an access hatch to the roof space.

#### BEDROOM ONE

A double bedroom central heating radiator, double glazed windows to the front and side elevations and a range of fitted bedroom furniture.

#### BEDROOM TWO

With central heating radiator, double glazed windows to side and rear elevations and range fitted and built-in bedroom furniture.

#### BEDROOM THREE

A single bedroom with central heating radiator, double glazed window to the rear aspect and a range of fitted bedroom furniture including cabin style bunk beds.

#### SHOWER ROOM

Fitted with a corner wash basin with hot and cold taps plus a toilet and a shower enclosure with mains shower, splashback, radiator and double glazed window to the side aspect. A cupboard houses the copper hot water cylinder.

#### DRIVEWAY PARKING

A dropped kerb off Lanseer Road leads to driveway parking within the rear of the plot.

#### GARDENS

The property occupies a prominent corner plot fronting Westgate with planted frontage and side access to the rear garden where a useful timber shed is located.

#### COUNCIL TAX

The property is registered as council tax band D.

#### 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:-

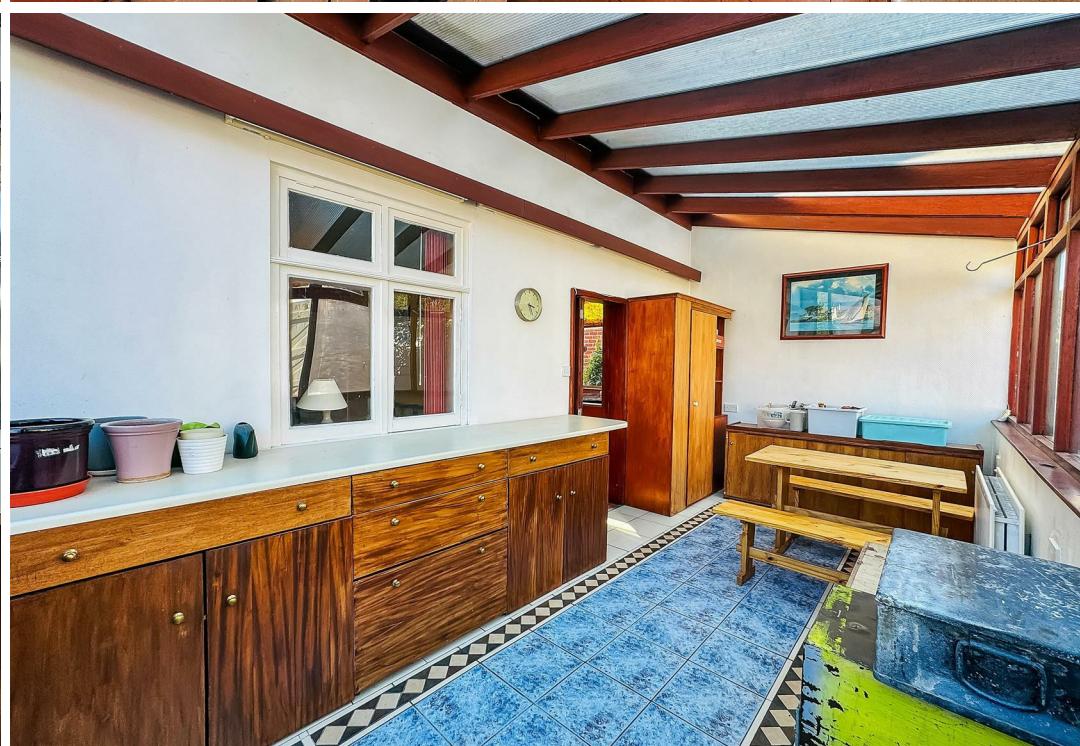
<https://reports.ofsted.gov.uk/>

Planning applications:-

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

An open cell spray foam was applied to the roof space in 2021

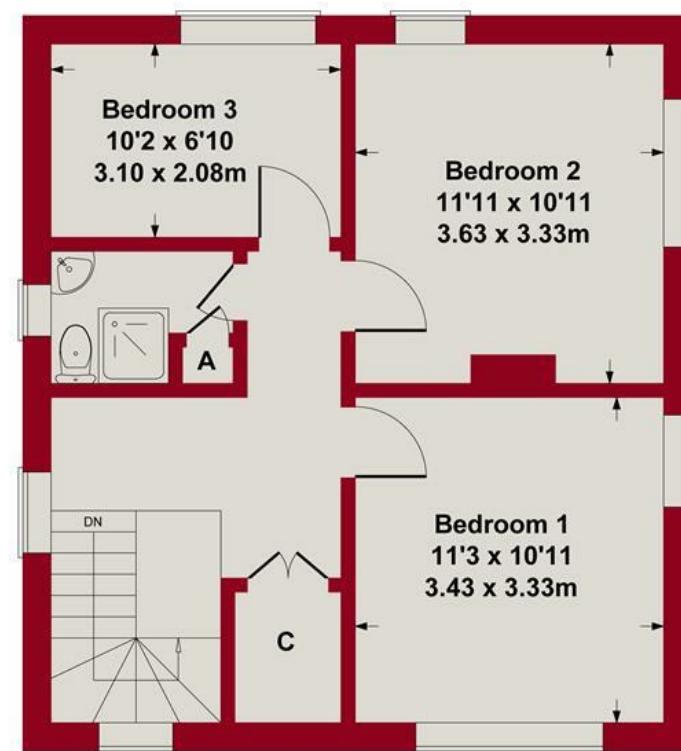
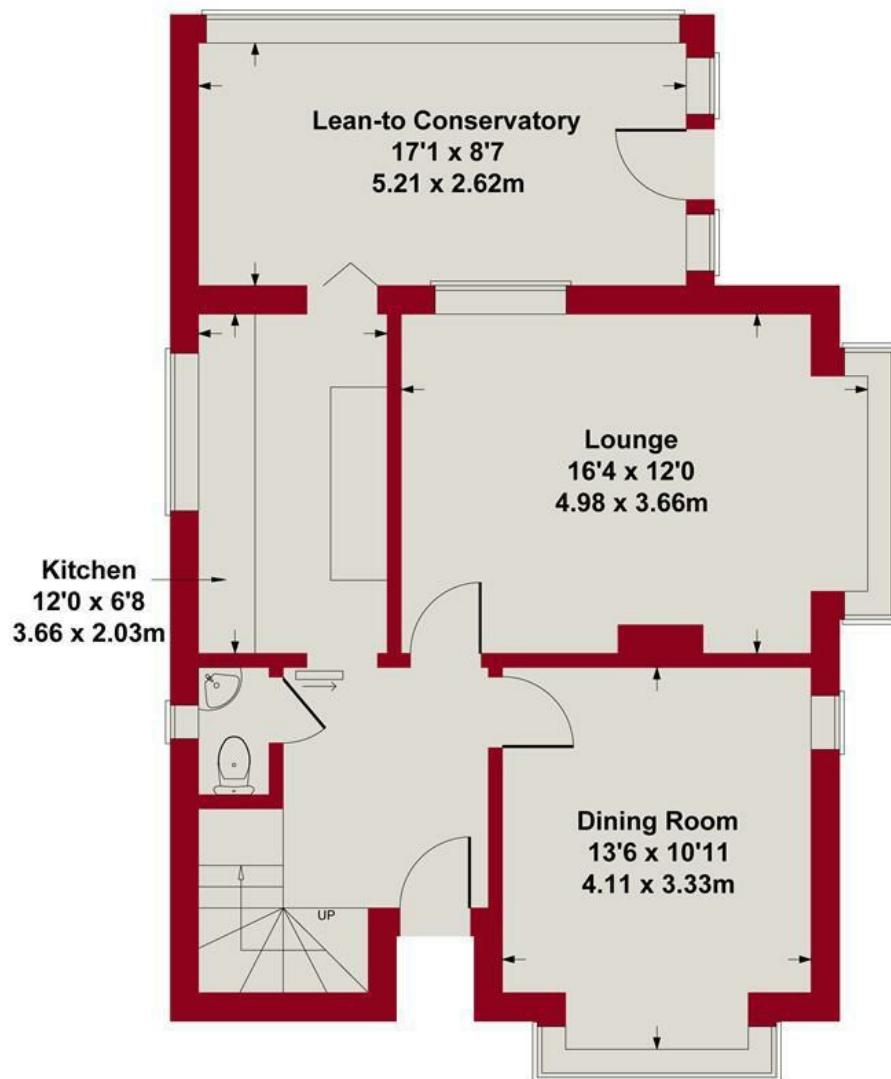








Approximate Gross Internal Area  
1219 sq ft - 113 sq m



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 CO <sub>2</sub> 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 <sub>2</sub> 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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