

# HoldenCopley

PREPARE TO BE MOVED

Bramley Close, Southwell, Nottinghamshire NG25 0JB

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Guide Price £300,000

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GUIDE PRICE: £300,000 - £325,000

SEMI DETACHED PROPERTY...

Situated on the edge of the highly sought-after market town of Southwell, this stylish and modern semi-detached house offers an excellent opportunity for a growing family looking for a charming town location with great transport links and local amenities including Southwell Minster school and close proximity to shops and pubs. The property benefits from owned solar panels, providing energy efficiency and long-term savings. As you enter the property, you'll find a welcoming entrance hall with access to a convenient ground floor W/C. The spacious living room features a recessed chimney breast alcove with a feature fireplace, creating a cosy and inviting atmosphere. This flows seamlessly into the dining room, offering plenty of space for family gatherings. The modern fitted kitchen diner is a real highlight, complete with double French doors leading to the rear garden, perfect for outdoor entertaining. Upstairs, the property boasts two generous double bedrooms, along with a further smaller room that could be used as a child's room, study, or home office. The modern four-piece bathroom suite on the first floor provides ample space for all the family's needs. Externally, the property offers a well-maintained front garden with courtesy lighting, a lawn, and a gravelled driveway providing off-road parking for up to three vehicles. Gated access leads to the rear garden, which is fully enclosed and features a patio area, lawn, shed, and hedged boundary, offering a peaceful space for relaxation or outdoor play.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Four- Piece Bathroom Suite & Ground Floor W/C
- Driveway For Three Vehicles
- Enclosed Rear Garden
- Solar Panels
- Market Town Location
- Must Be Viewed







## GROUND FLOOR

### Entrance Hall

5'7" x 3'6" (1.71m x 1.07m)

The entrance hall has a UPVC double glazed window to the side elevation, tiled flooring, carpeted stairs, an in-built cupboard, a radiator, recessed spotlights, and a composite door providing access into the accommodation.

### W/C

3'8" x 2'5" (1.14m x 0.76m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a chrome heated towel rail, and tiled flooring.

### Living Room

14'9" x 11'9" (4.51m x 3.60m)

The living room has a UPVC double glazed window to the front elevation with fitted blinds, a radiator, an in-built cupboard, a vertical radiator, a recessed chimney breast alcove with a feature fire place between the living room and dining room with a tiled hearth, exposed brick surround, and wood-effect tiled flooring.

### Kitchen/Diner

20'10" x 9'6" (6.36m x 2.90m)

The kitchen diner has a range of fitted base and wall units with a Quartz worktop, an under-mounted sink and half with a swan neck mixer tap and integrated drainer grooves, an integrated oven, an integrated microwave, a gas ring hob and extractor fan, an integrated dishwasher, space for an American fridge freezer, space for a dining table, recessed spotlights, a radiator, tiled splashback, a panelled wall to the dining area, wood-effect tiled flooring, a UPVC double glazed window to the side elevation, and double French doors opening to the rear garden.

## FIRST FLOOR

### Landing

2'9" x 6'6" (0.86m x 2.00m)

The landing has carpeted flooring, a radiator, access into the boarded loft, and access to the first floor accommodation.

### Master Bedroom

11'11" x 12'0" (3.64m x 3.68m)

The main bedroom has a UPVC double glazed window to the front elevation with fitted blinds, a radiator, and carpeted flooring.

### Bedroom Two

9'7" x 11'8" (2.93m x 3.58m)

The second bedroom has a UPVC double glazed window to the rear elevation with fitted blinds, a radiator, and carpeted flooring.

### Bedroom Three

8'8" x 8'8" (2.65m x 2.66m)

The third bedroom has a UPVC double glazed window to the front elevation with fitted blinds, a radiator, an in-built cupboard, and carpeted flooring.

### Bathroom

9'6" x 8'7" (2.91m x 2.62m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a freestanding bath with a wall-mounted mixer tap, a double walk-in shower with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring with underfloor heating.

## OUTSIDE

### Front

To the front of the property is courtesy lighting, a lawn, gravelled driveway for three vehicles, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with a patio area, a shed, a lawn, a hedged boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 10000Mbps and Upload Speed 10000Mbps

Phone Signal – Some coverage of Voice, 3G, 4G & 5G

Seawage – Mains Supply

Flood Risk – Never Flooded

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Newark & Sherwood District Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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					
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		England & Wales	EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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