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43 The Ropewalk, Southwell, Nottinghamshire, NG25 0AL

Guide Price £350,000



Property Description

Situated in this central position, offering access to all facilities and amenities in Southwell, this spacious semi detached house is positioned on a large plot and offers potential for further development. Accommodation comprises entrance hall, living room, dining room, conservatory, kitchen and utility room. To the first floor there are three bedrooms, study/bedroom four and bathroom with separate wc. Outside a large garden to the front, side and rear, ample off road parking with garage, side car-port and hardstanding for caravan if required. An early viewing is recommended to fully appreciate.

ENTRANCE PORCH

7' x 2' 7" (2.13m x 0.79m) glazed panel door leading to

ENTRANCE HALL

14' 10" x 7' (4.52m x 2.13m) understairs storage cupboard, stairs off to first floor

LOUNGE

19' 4 max" x 11' 10" (5.89m x 3.61m) UPVc double glazed window to front, coal effect gas fire with tiled surround

DINING ROOM

19' 3" x 9' (5.87m x 2.74m) radiator, window to rear and double glazed sliding doors to

CONSERVATORY

10' 4" x 8' 9" (3.15m x 2.67m) brick base with UPVc windows, UPVc double glazed double doors to rear, radiator, tiled floor



KITCHEN

10' 9" x 8' 3" (3.28m x 2.51m) having a range of wall and floor units, Neff electric oven, stainless steel single drainer sink unit with tiled splash back, plumbing for dishwasher, fridge space, UPVc window to rear, radiator

UTILITY ROOM

9' 5" x 6' 7" (2.87m x 2.01m) worksurfaces with splash tiled surround, plumbed for washing machine, fridge/freezer space, Worcester central heating boiler, UPVc window to rear, UPVc door to side, radiator

SEPARATE WC

low level wc, wash hand basin with tiled splash, radiator

FIRST FLOOR

LANDING

8' x 6' 8" (2.44m x 2.03m) Opaque window to side, access to roof space

MASTER BEDROOM

12' x 10' 10" (3.66m x 3.3m) UPVc window to front, radiator

BEDROOM TWO

10' 11" x 11' 9" (3.33m x 3.58m) UPVc window to rear, radiator

BEDROOM THREE

11' 10" x 8' 3" (3.61m x 2.51m) UPVc window to front and rear, radiator



BEDROOM FOUR/OFFICE

8' x 9' 1 max" (2.44m x 2.77m) UPVc window to front, radiator

BATHROOM

9' x 4' 10" (2.74m x 1.47m) fully tiled with shower, wash hand basin, heated towel rail, UPVc window to rear, airing cupboard

SEPARATE WC

6' x 2' 9" (1.83m x 0.84m) low level wc, half tiled, tiled floor, UPVc window to rear







OUTSIDE

large and well maintained gardens to front, side and rear, ample parking to front with lawn gardens and flower/shrub borders. Side garage and car-port as well as hardstanding for a caravan, side gated access to delightful rear garden which is mainly lawn with flower/shrub beds, slabbed patio, two Bramley apple trees, shed and greenhouse

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House,
Great North Road, Newark, NG24 1BY
Council Tax Band D



SERVICES

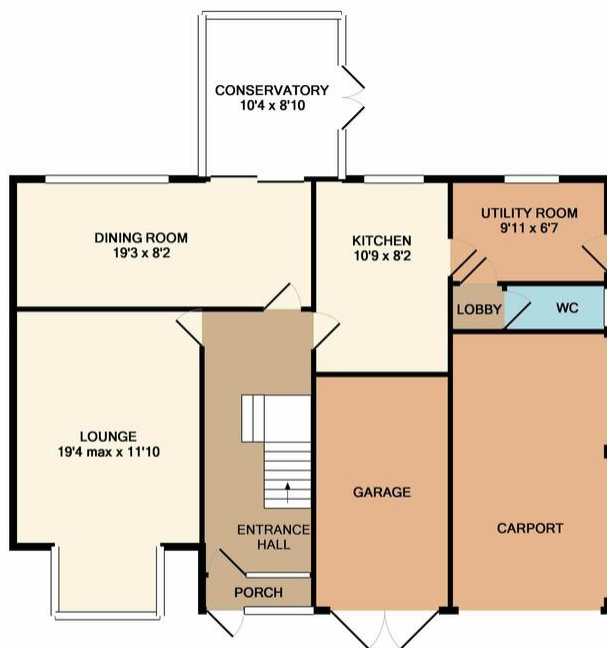
All mains services are connected to the property.
Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

Freehold with vacant possession.

VIEWING

By appointment with the agents office.



GROUND FLOOR
APPROX. FLOOR
AREA 1085 SQ. FT.
(100.8 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 537 SQ. FT.
(49.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 1622 SQ. FT. (150.7 SQ. M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements