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VALUES & SERVICE

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AND PARTNERS

Putting you and your property first



8 Wolsey Close, Southwell, NG25 0AZ

Offers over £160,000



A very well presented retirement bungalow centrally located in Southwell providing convenient access to the local amenities. The accommodation extends to spacious lounge with door to the rear garden, kitchen with pantry cupboard, shower room and two bedrooms. Maintained gardens to the front and rear. Recently installed electric heating. Allocated parking. Available with no upward chain. Over 55's complex. EPC Rating D.

ENTRANCE HALL

part glazed door, access to loft, cloak cupboard

BEDROOM ONE

10' 3" x 10' 3" (3.12m x 3.12m) double bedroom with built in wardrobe, double glazed window to the front, new electric heater, telephone point and emergency pull cord

BEDROOM TWO

10' 5" x 6' 6" (3.18m x 1.98m) double glazed window to the front, new electric heater, emergency pull cord

SHOWER ROOM

7' 4" x 6' 6" (2.24m x 1.98m) fully tiled and comprising three piece suite with Mira Sport electric shower in cubicle, pedestal wash hand basin, low level wc, electric heater, airing cupboard and additional storage cupboard, emergency pull cord

LOUNGE

14' 4" x 14' 2" (4.37m x 4.32m) part glazed doors from hallway, double glazed patio door to rear garden and double glazed window overlooking the rear garden, two new electric heaters, electric fire, telephone point and emergency pull cord



KITCHEN

11' 5" x 7' 3" (3.48m x 2.21m) fitted with a range of base and wall units together with roll edge worktops and part tiled walls and one and a half bowl single drainer sink unit with mixer tap, space for electric cooker and fridge freezer, plumbing for washing machine, pantry with shelving, space for breakfast table, double glazed window overlooking rear garden

OUTSIDE

there is an allocated parking space in front of the property. the front garden has a paved path to the covered porch and lawn to either side. there is a block paved area to the front and external power point. The rear garden is private with rear patio area, mainly laid to lawn with mature shrubs and trees

SERVICE CHARGE

there is a monthly service charge of £65.56 payable to Nottinghamshire Community Housing Association to cover garden maintenance, maintaining the structure of the property to include roof, walls, window frames, external doors and their lock, paths, drains, gutters, sewers, the heating system and communal lighting

LOCAL AUTHORITY

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

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.



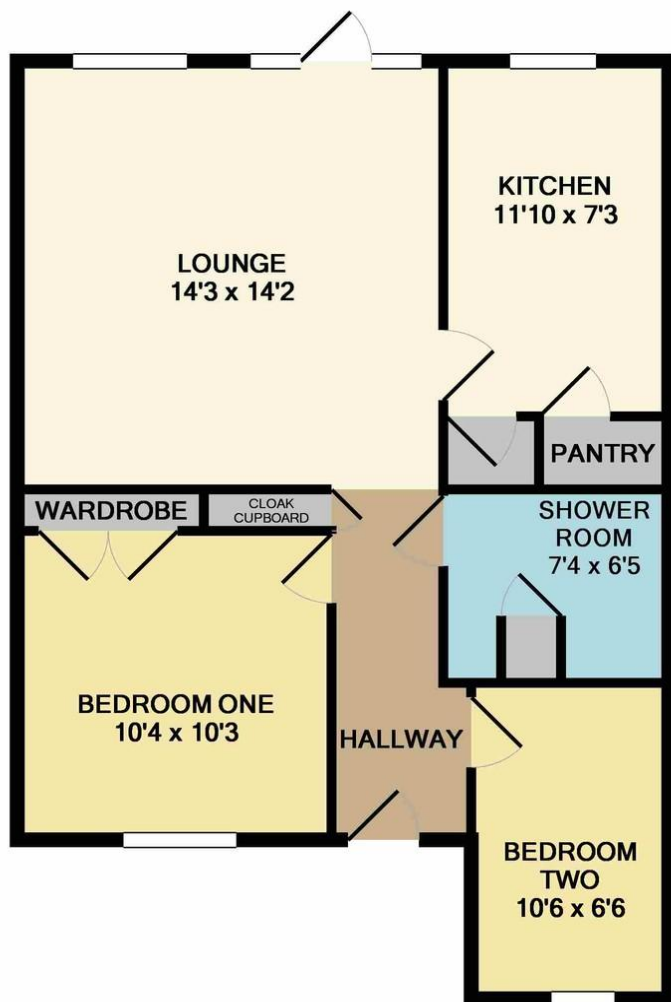
TENURE

Leasehold with vacant possession on a 99 year lease from January 1999

VIEWING

By appointment with the agents office.





TOTAL APPROX. FLOOR AREA 589 SQ.FT. (54.7 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 are 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