



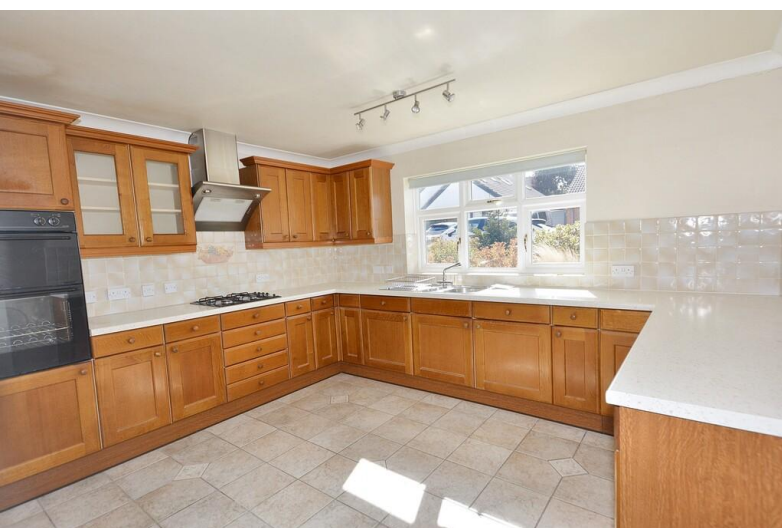
**Byron Gardens**  
Southwell, NG25 0DW



Book a Viewing!

**£410,000**

No Onward Chain. Well appointed Detached Bungalow situated on a corner plot with small garden, situated close to Southwell town centre with its wealth of facilities and amenities the property comprises, Entrance Hall, Lounge, Breakfast Kitchen, Utility Room, Cloakroom/WC, Three Bedrooms and Bathroom. Loft ladder to large part boarded loft space. Outside, driveway with single garage and easily maintained garden to front, side and rear.





#### LOCATION

**DESCRIPTION** No Onward Chain. Well appointed Detached Bungalow situated on a corner plot with small garden, situated close to Southwell town centre with its wealth of facilities and amenities. The property comprises, Entrance Hall, Lounge, Breakfast Kitchen, Utility Room, Cloakroom/WC, Three Bedrooms and Bathroom. Loft ladder to large part boarded loft space. Outside, driveway with single garage and easily maintained garden to front, side and rear.

**LOCATION** Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.



**ENTRANCE HALL** Open fronted porch with tiled floor, double glazed door gives access to entrance hall with two radiators, and loft ladder giving access to the part boarded loft space.

**LOUNGE** 17' 1" x 12' 10" (5.21m x 3.91m) Dual aspect double glazed windows to front and side elevations, two radiators and coal effect gas fire with feature surround.

**BREAKFAST KITCHEN** 10' 8" x 12' 9" (3.25m x 3.89m) Having a range of wall and floor mounted units, roll top work surfaces over with inset stainless steel single drainer sink unit, inset four ring gas hob with extractor hood over, electric double oven, integrated fridge and freezer, splash tiling, double glazed window to side elevation, tiled floor and radiator.



**UTILITY ROOM** 4' 10" x 9' 5" (1.47m x 2.87m) Having single base units with roll top work surface over, inset stainless steel single drainer sink unit, double glazed door to rear garden, Worcester central heating boiler, tiled to work surface and double store cupboard.

**CLOAKROOM/WC** With low level WC, wash hand basin and window to rear aspect.

**BEDROOM 1** 11' 9" x 16' 1" (3.58m x 4.9m) Double glazed window to front elevation and radiator.

**BEDROOM 2** 9' 9" x 12' 11" (2.97m x 3.94m) Double glazed window to rear elevation and radiator.

**BEDROOM 3** 7' 5" x 9' 7" (2.26m x 2.92m) Double glazed window to rear elevation and radiator.



**BATHROOM** 6' 4" x 9' 5" (1.93m x 2.87m) Comprising of panelled bath with separate shower unit, pedestal wash hand basin, low level WC and double glazed window to rear elevation.

**OUTSIDE** Tarmac driveway to front elevation leading to single garage with roller electric door, having light and power, mature shrub beds, mature trees and Tarmac pathway which leads to the side of the property with further flower/shrub border, steps to the side of the property lead to a pedestrian access to Byron Gardens, the rear garden offers a small flagstone patio area with flower/shrub beds, external tap and external lighting.

#### **KEY FACTS FOR BUYERS**

##### **SERVICES**

All mains services available. Gas central heating.

##### **EPC RATING – D**

##### **COUNCIL TAX BAND – D.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

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**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

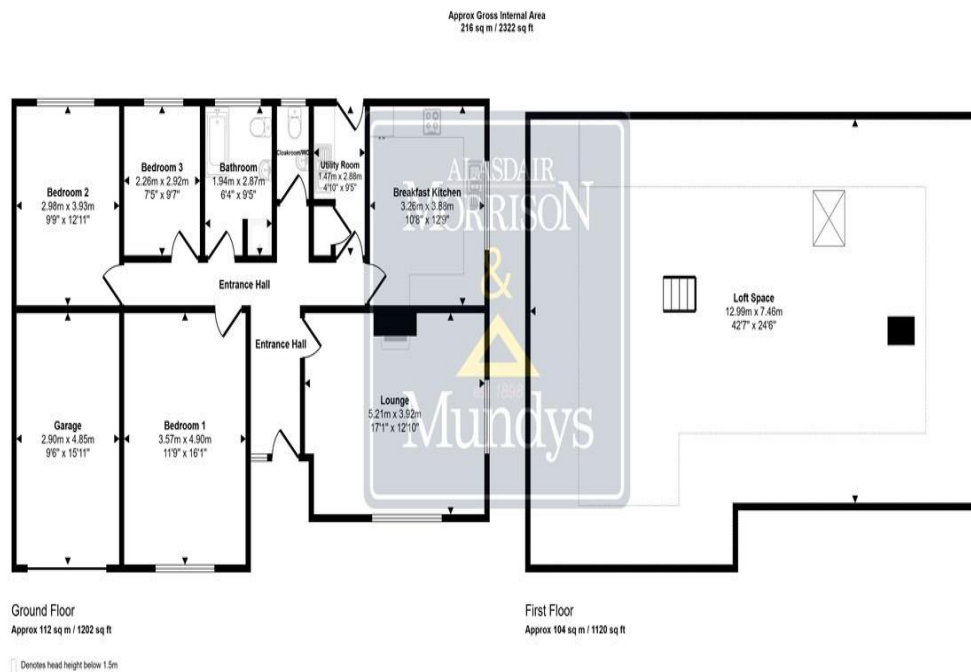
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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