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**14 DOVER STREET  
SOUTHWELL  
NOTTINGHAMSHIRE  
NG25 0EZ**



**GUIDE PRICE £275,000**

**VIEWING**

By appointment through the selling agent on (01623) 422000  
16 Albert Street, Mansfield, Nottingham, NG18 1EB

**TENURE**

Freehold

- 3 Bedroom Victorian House
- Renovated & Refurbished to Highest Standards
- New Kitchen and Bathroom
- Gas Central Heating
- Spacious Garden
- Great Location Close to Burbage and 5 Minutes Walk to Town Centre
- Perfect Starter Home
- Viewing Highly Recommended

## 14 DOVER STREET, SOUTHWELL, NOTTINGHAMSHIRE

The property has just undergone a complete renovation and modernisation including: New high quality fitted kitchen with fully integrated appliances including double oven, electric hob with glass extractor, fridge freezer, washer/dryer and dishwasher. Fantastic modern bathroom with Victorian style bath and shower and freestanding storage units. New central heating system with new column radiators. Re-wiring of the property with new fuse box. Full re-plastering and decoration including new skirting, architrave and internal doors. Installation of traditional cast iron fireplaces. New wool carpets throughout and new ceramic flooring to kitchen and bathroom. The accommodation consists of three bedrooms, two reception rooms, kitchen and bathroom. Outside there is a spacious garden with ample room for a shed, storage, summerhouse or garden office.

Southwell is a highly regarded and historic minster town with excellent local amenities, superb schooling, access to open countryside and just 20 minutes from Newark Northgate from where London is as little as 1 hour and 13 minutes away.

*Entrance door into:*

### **LIVING ROOM**

12' x 12' With double glazed window to the front, new carpet, new cast iron feature fireplace, radiator, power and ceiling light points.



## 14 DOVER STREET, SOUTHWELL, NOTTINGHAMSHIRE

### DINING ROOM

12'6" x 12'6" With double glazed window to the rear, new carpet, new cast iron feature fireplace, radiator, power and ceiling light points.



### KITCHEN

8'6" x 7'6" With a range of wall and base units in a grey finish with coordinating work surfaces, part wall tiling, integrated electric oven with electric hob, extractor fan over, integrated washer/dryer, integrated fried freezer, integrated dishwasher, one and a half bowl single drainer sink with mixer tap, ceramic tile flooring, double glazed window to the side, power and ceiling light points.





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**BATHROOM**

6'9" x 6" With double glazed opaque window to the side, W.C., wash hand basin built into vanity unit, Victorian style bath with shower over, free standing storage cupboards, ceramic tile flooring, fully tiled walls, radiator and ceiling light point.



**BEDROOM ONE**

12" x 12" With double glazed window to the rear, new cast iron feature fireplace, new carpet, radiator, power and ceiling light points.



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**BEDROOM TWO**

**12' x 12'** With double glazed window to the front, new carpet, new cast iron fireplace, new carpet, radiator, power and ceiling light points.



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**BEDROOM THREE**

7' x 11'3" With double glazed window to the rear, new carpet, radiator, power and ceiling light points.



**GARDEN**

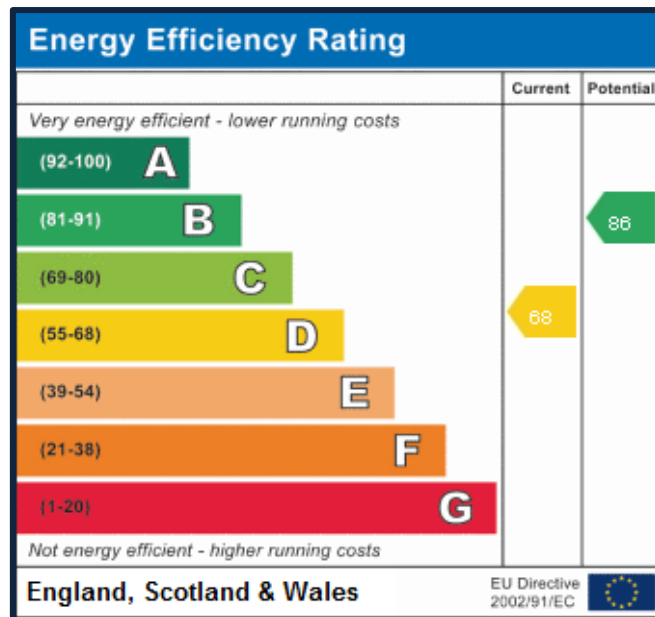
To the rear of the property there is a large garden laid to lawn with a yard directly outside the house, With plenty of room for a shed, storage or garden office.





**14 DOVER STREET, SOUTHWELL, NOTTINGHAMSHIRE**

**EPC**



**ADDITIONAL INFORMATION**

**Council Tax Band:** B

**Local Authority:** Newark and Sherwood District Council

**Local Primary School:** Lowes Wong Infant School/Lowes Wong Anglican Methodist Junior School

**Local Secondary School:** Minster School

**Stamp Duty on Asking Price:** £3750 (This will vary if buying as a second home/investment property.)

## **14 DOVER STREET, SOUTHWELL, NOTTINGHAMSHIRE**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.