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Sales & Lettings

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**NO
CHAIN**

2 WOODLAND DRIVE

SOUTHWELL

NOTTINGHAMSHIRE

NG25 0DA



£375,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ

TENURE

Freehold

- Detached Property
- Three Double Bedrooms
- Modern Fitted Kitchen
- Spacious Lounge/Dining Room
- Downstairs W.C.
- Good Sized Garden
- Driveway & Garage
- Viewing Highly Recommended

2 WOODLAND DRIVE, SOUTHWELL, NOTTINGHAMSHIRE

Situated in the sought after, Minster town of Southwell, this spacious, detached property is ideally located close to all amenities and benefits from no onward chain.

To the ground floor there is a large lounge/dining room, modern fitted kitchen and downstairs toilet. Upstairs there are three double bedrooms, a family bathroom and separate W.C.

Entrance door into:

HALLWAY

With thermostatically controlled radiator, ceiling light points, power points, stairs to first floor landing and access to all rooms.

Door into:

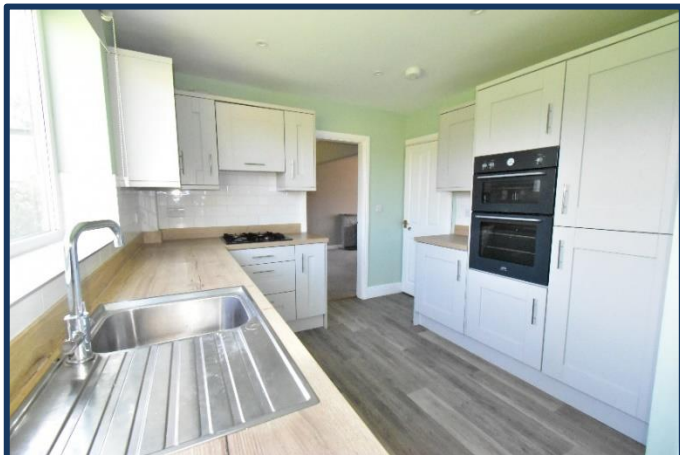
LOUNGE/DINING ROOM

22'9" x 11' Spacious room with UPVC double glazed windows to the front and rear, French doors opening into the rear garden, feature fireplace, two thermostatically controlled radiators, two ceiling light points and numerous power points.



KITCHEN

12' x 9'6" Fitted with a range of wall and base units in a white finish, coordinating wooden effect work surfaces and white tiled splashbacks, stainless steel sink with chrome mixer tap, four ring gas hob and integrated double oven, integrated fridge freezer, dishwasher, washing machine and space for a dryer, UPVC double glazed window to the rear, stable-style door opening into the rear garden, pantry with shelving and UPVC double glazed window to the side, ceiling light points and numerous power points.



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DOWNSTAIRS W.C.

With W.C, pedestal wash hand basin with white tiled splashbacks, UPVC double glazed opaque window to the front and ceiling light point.



LANDING

With UPVC double glazed window to the side, airing cupboard and access to all rooms.

Door into:

BEDROOM ONE

13'6" x 11' excluding fitted wardrobes With UPVC double glazed window to the front, fitted wardrobes, thermostatically controlled double radiator, TV aerial point, ceiling light point and numerous power points.



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BEDROOM TWO

12' x 9' With UPVC double glazed window to the front, thermostatically controlled radiator, TV aerial point, ceiling light point and numerous power points.



BEDROOM THREE

8'9" x 11 including fitted wardrobe With UPVC double glazed window to the rear, fitted wardrobe, thermostatically controlled radiator, ceiling light point and power points.



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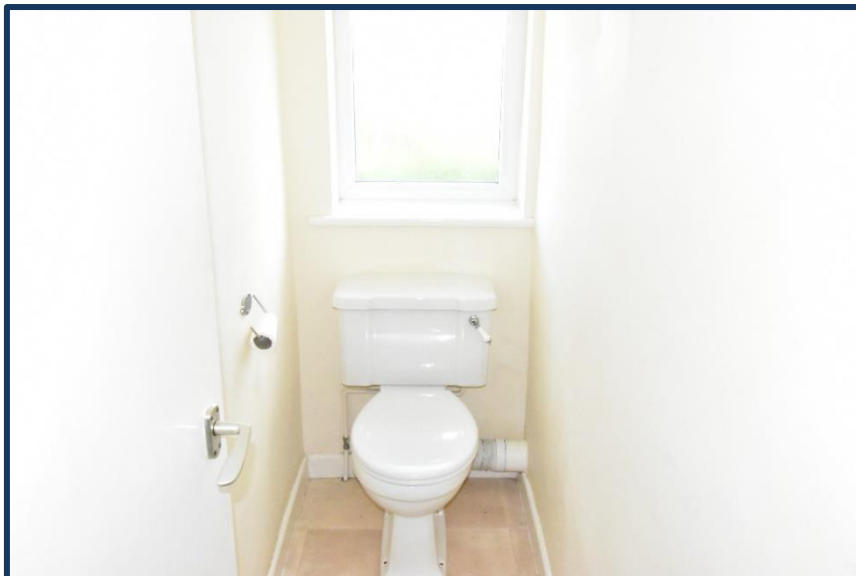
BATHROOM

With UPVC double glazed opaque window to the rear, P-shaped bath with chrome mixer tap and shower over, wash hand basin set into vanity with marble effect tiled splashbacks, matching wall tiling, towel rail radiator and ceiling light point.



FIRST FLOOR W.C.

With close coupled W.C, UPVC double glazed opaque window to the rear and ceiling light point.



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GARDEN

There is a block paved driveway to the front of the property providing parking for multiply vehicles as well as a garage with power and light. The rear garden is enclosed by fencing and has a substantial lawn with a mixture of shrubbery, patio area and a pathway leading to gated access to the front.



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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

Council Tax Band: D

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: £7,250.00 (This will vary if buying as an investment property.)

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FLOORPLAN



2 WOODLAND DRIVE, 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.