



£300,000

Hopewell Rise, Southwell, Nottinghamshire NG25 0NX

EPC Rating B



A well presented modern semi-detached house with a full alarm system and landscaped rear garden with lawn, pathway, borders, power points and paved patios. In brief, the entrance hallway has stairs to the first floor and doors to all downstairs rooms; WC with wash hand basin, kitchen fitted with gloss units, fitted oven, gas hob, integrated dishwasher, integrated washing machine and space for a fridge freezer. The living room with storage cupboard and French doors onto the rear garden complete the ground floor accommodation. To the first floor are two double bedrooms, with fitted wardrobes to bedroom one, a three piece bathroom with a mains fed shower over the bath and heated LED mirror. There is tandem parking to the side and gated access to the garden. The market town of Southwell has direct bus routes into Nottingham City centre, many local amenities and is home to popular Southwell Minster School.

- Freehold

Yearly Management & Maintenance fee for the development of £154

WC 7' 0" x 2' 10" (2.13m x 0.86m)

LIVING ROOM 15' 7" x 13' 2" maximum measurements (4.75m x 4.01m)

KITCHEN 11' 5" x 6' 4" (3.48m x 1.93m)

BATHROOM 7' 0" x 5' 6" (2.13m x 1.68m)

BEDROOM ONE 13' 4" x 9' 9" (4.06m x 2.97m)

BEDROOM TWO 13' 2" into recess x 9' 9" (4.01m x 2.97m)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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COUNCIL TAX BAND: B

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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.

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