



Dover Street,

Southwell, Nottinghamshire, NG25 0EZ

NEWTONFALLOWELL



**Dover Street,
Southwell, Nottinghamshire, NG25 0EZ
£500 PCM**

****ROOM SHARE AVAILABLE WITH ONE OTHER TENANT
(PROFESSIONAL FEMALE) AVAILABLE FROM THE END OF
JANUARY 2021****

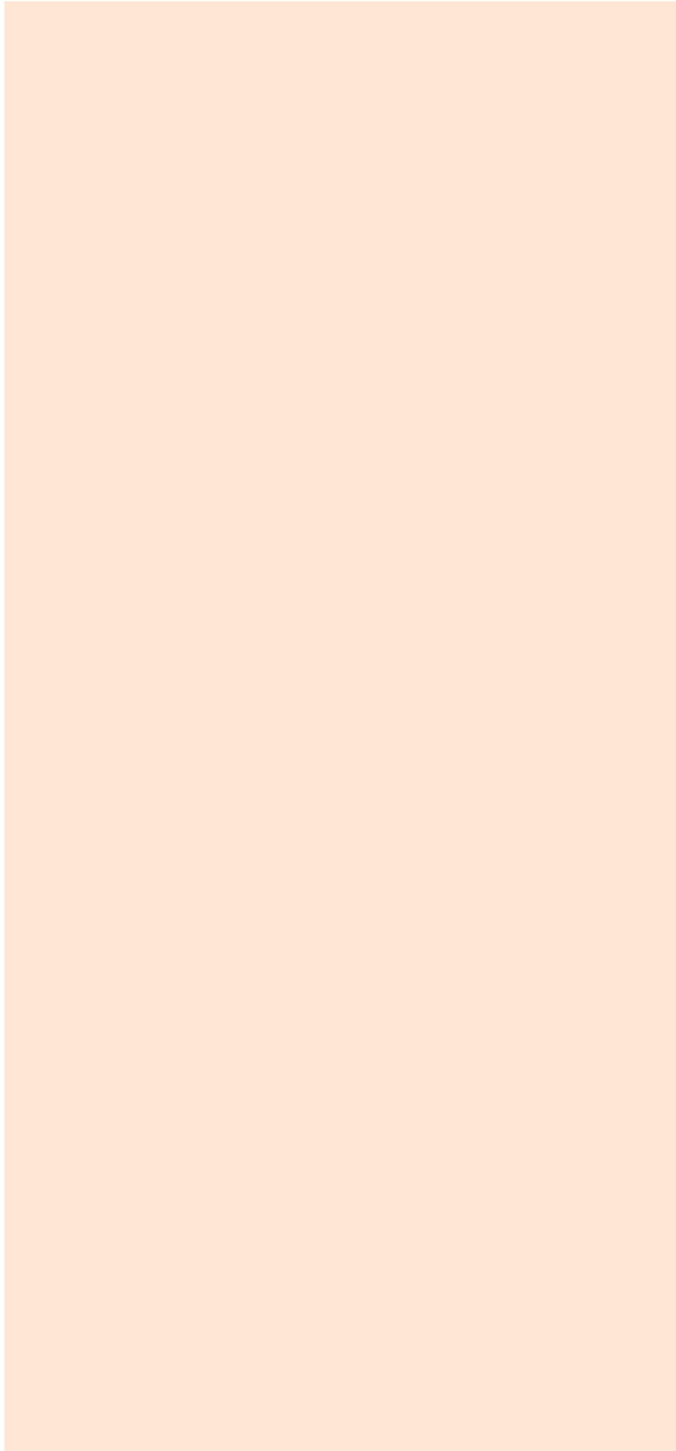
This property has additional communal space and separate kitchen diner in the centre of the property. This unique opportunity is available to view and let late January and will be shared with one other person.

This well presented, modern and neutral property set within Southwell, close to local amenities comprises of: Side entrance door into the inner hallway (with alarm), dining kitchen, utility room, second reception room, master bedroom, family bathroom and gated courtyard.

£500 PCM.

Note: there must only be 1 person enquiring to move in. If there is more than 1 of you, please do not enquire.







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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small> 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales <small>EU Directive 2002/91/EC</small> 		

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



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