



**114 John Street, Worksop
S80 1TQ**

Offers over £80,000

ATTENTION INVESTORS! SELLING WITH SITTING TENANT! Achieving a yield of 8.6% is this two bedroom terraced house, within walking distance to the town centre, primary schools, supermarkets, train station and other other amenities. The property in brief comprises to the ground floor; lounge, dining room and fitted kitchen. To the first floor landing giving access to two double in size bedrooms and a three piece bathroom suite. To the outside a rear garden with patio and lawn areas. The property also benefits with double glazing and a gas central heating system.

- Terraced House
- Being Sold With a Sitting Tenant
- Two Bedrooms
- Two Reception Rooms
- Investment Opportunity

locating your ideal home



Lounge

12'0" x 10'11" (3.66m x 3.35m)

Door to the front elevation, feature electric fire place, double glazed window to the front elevation, wall mounted radiator and access to.

Dining Room

12'0" x 12'0" (3.66m x 3.66m)

Double glazed window to the rear elevation, wall mounted radiator, stone effect fire with wooden mantle over, under stairs storage cupboard, door to stairs off to the first floor

Kitchen

12'11" x 6'0" (3.96m x 1.83m)

Matching wall and base unit roll edge top work surfaces, one bowl stainless steel sink and drainer with mixer tap over, space for a washing machine, space for a cooker, tiled surround, double glazed window to the side elevation, double glazed obscure door to the side elevation.

First Floor-Landing

Bedroom One

10'11" x 10'11" (3.35m x 3.35m)

Double glazed window to the front elevation, wall mounted radiator, fitted wardrobes with shelving and railing.

Bedroom Two

12'0" x 9'8" (3.66m x 2.95m)

Double glazed window to the rear elevation. wall mounted radiator, over stairs storage cupboard with loft access, fitted cupboard with shelving.

Bathroom

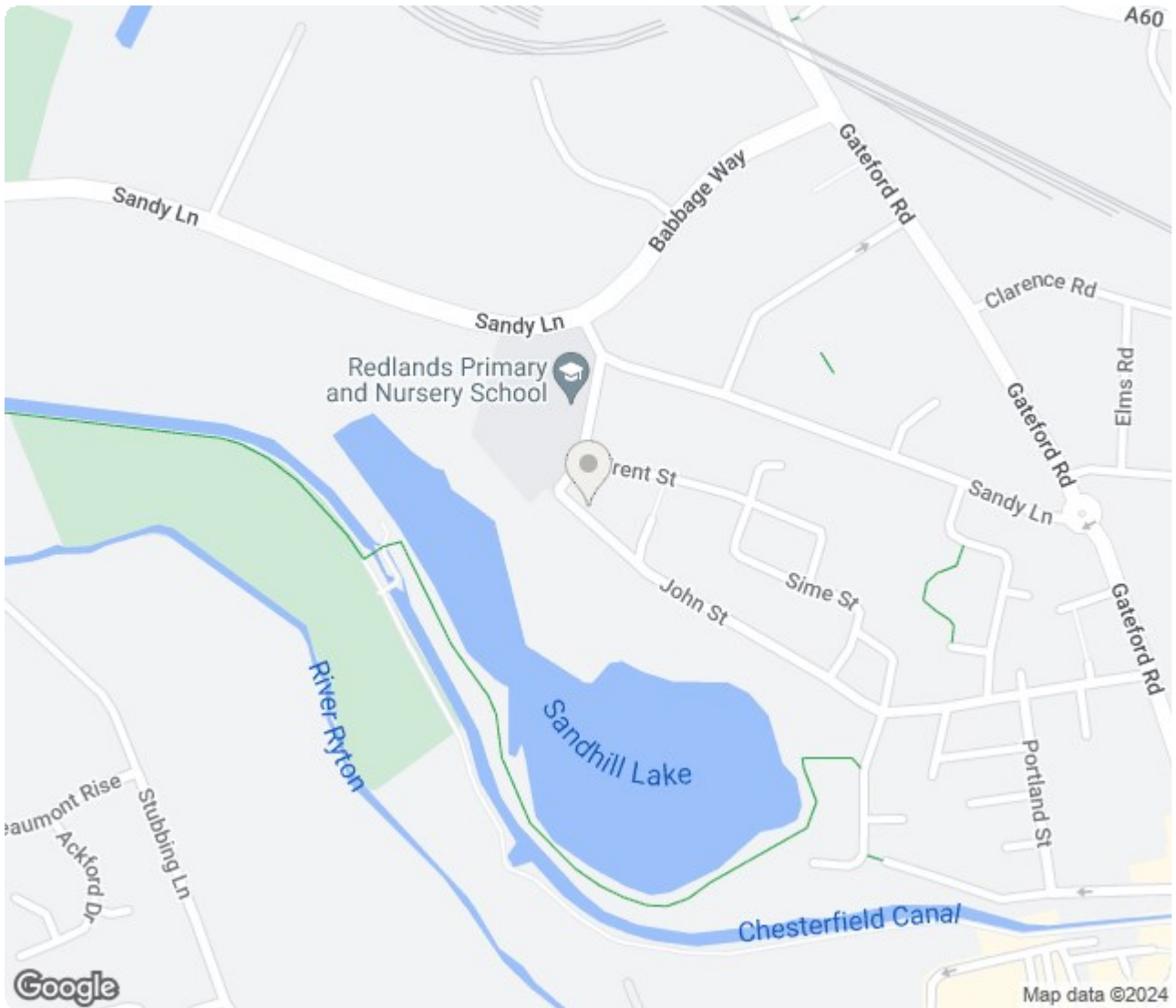
Three piece white suite, panel bath, low flush w/c, pedestal sink, tiled surround, wall mounted radiator, window to the rear, cupboard housing the combi boiler.

External

To the rear a garden with patio area, lawn area, fence surround and with gated access to the rear.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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