



## 16 Bracebridge Court, Worksop S80 2JG

### Offers over £85,000

For sale with NO UPWARD CHAIN and 70% ownership is this well presented two bedroom terraced property located in a popular area of Worksop and is in walking distance to Worksop Town centre and other amenities. In brief the property comprises; entrance hall, a well proportioned lounge, kitchen, two double bedrooms and shower suite. To the outside offers a front, rear gardens and a double driveway. CALL TODAY TO VIEW!

The buyer must be eligible for the criteria below:

1. Be over 18 years old
2. Have an cumulative annual household of less than £80,000
3. Be first time buyers or if they do already own a home, they must be in the process of selling it
4. Be able to demonstrate a good credit history

- Terraced
- Driveway
- GUIDE PRICE £90,000-£95,000
- Two Bedrooms
- D/G & G/H
- Leasehold
- Bungalow
- Close To The Town Centre

locating your ideal home



### Entrance Hall

With a front facing Upvc entrance door and access into the living room.

### Lounge

14'09 x 9'10 (4.50m x 3.00m)

With a front facing double glazed window, TV point, power points, central heating radiator.

### Kitchen

7'11 x 8'02 (2.41m x 2.49m)

With a range of wall and base units, work tops incorporating a stainless steel sink and drainer, plumbing for a washing machine, space for a cooker, wall mounted boiler, splash back tiles, a rear facing double glazed window and a rear facing Upvc door opening onto the garden.

### Inner Hallway

With a central heating radiator.

### Bedroom One

9'03 x 10'05 (2.82m x 3.18m)

With a double glazed window, built in wardrobe with sliding doors.

### Bedroom Two

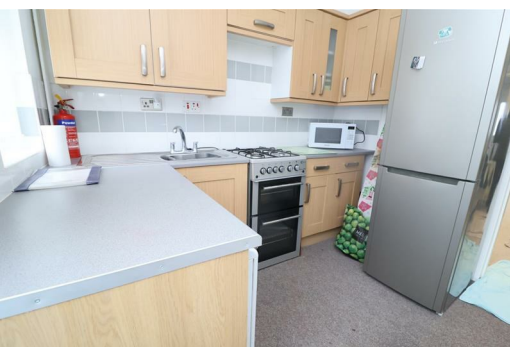
9'00 x 6'00 (2.74m x 1.83m)

With a double glazed window, power points, central heating radiator.

### Shower Room

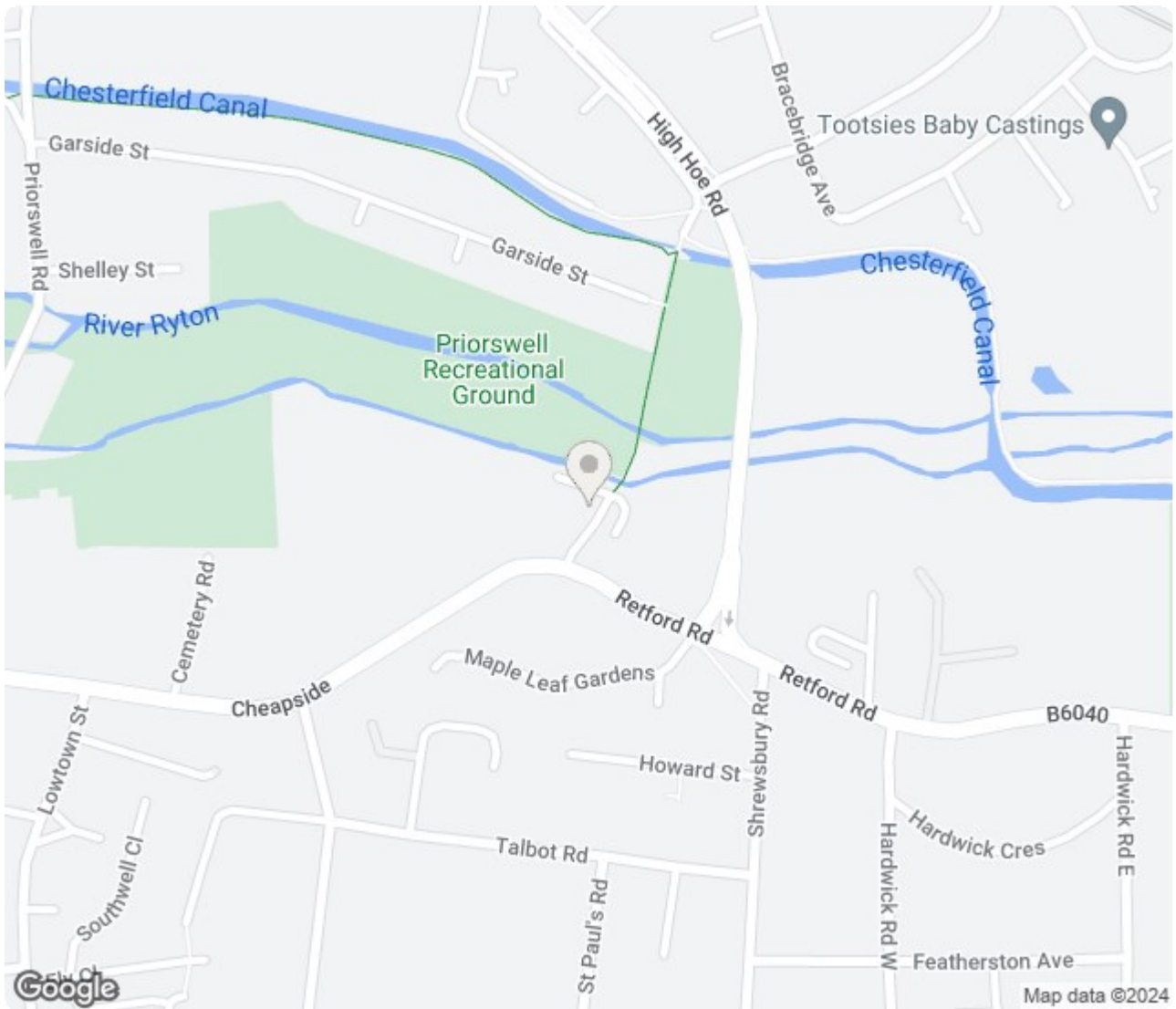
### External

To the front of the property is a driveway with lawn area. Further to the rear is an enclosed low maintenance garden with artificial lawn and a storage shed.



Tel: 01909 475111





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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.

locating your ideal home

