



27 Hereford Close, Worksop Nottinghamshire S81 0PP

Guide price £190,000

GUIDE PRICE £190,000-£195,000

Welcome to Hereford Close, Worksop - a semi-detached house that offers a perfect blend of comfort and style. This delightful property boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of room for the whole family to unwind and make this house a home. This property offers a tranquil retreat from the hustle and bustle of everyday life. The bathroom provides a serene space to rejuvenate after a long day, ensuring you can unwind in comfort.

Convenience is key with parking available for one vehicle, making trips out or returning home a breeze. Whether you're looking for a place to call your own or a new investment opportunity, this semi-detached house on Hereford Close is sure to capture your heart. Don't miss out on the chance to make this property your own and create lasting memories in a truly special place.

- GUIDE PRICE £190,000-£195,000
- Three Reception Rooms
- Well Presented Throughout With Internal Oak Doors Fitted
- Semi-detached
- Conservatory
- Three Bedrooms
- Utility Room

locating your ideal home



Entrance Hall

With a front facing Upvc entrance door, power points, stairs leading to the first floor accomodation.

Lounge

13' 4" x 14' 1 (3.96m 1.22m x 4.27m 0.30m)

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

Kitchen/Diner

With a range of wall and base units, incorporating stainless steel sink and drainer with splashback tiling, integrated oven with gas hob and extractor fan, integrated dishwasher, front facing double glazed window, double doors leading to conservatory.

Conservatory

With laminate flooring, side and front facing double glazed windows and doors opening out into the garden.

Utility Room

With a range of wall and base units with worktop over, plumbing for washing machine and dryer, fridge/freezer, rear facing double glazed window and a side facing Upvc entrance door.

Third Reception Room

8' 1" x 12 (2.44m 0.30m x 3.66m)

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

First Floor-Landing

With a side facing double glazed window.

Bedroom One

9' 6" x 12' 11 (2.74m 1.83m x 3.66m 3.35m)

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

Bedroom Two

10' 4" x 7' 10 (3.05m 1.22m x 2.13m 3.05m)

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

Bedroom Three

8' 9" x 6' 9 (2.44m 2.74m x 1.83m 2.74m)

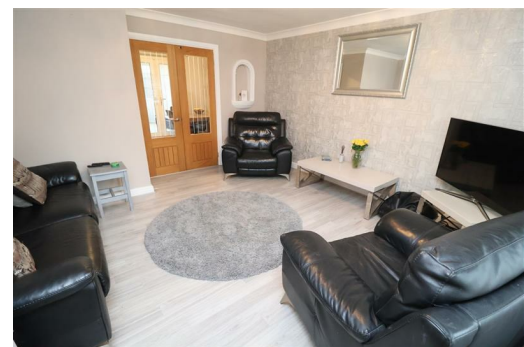
With a front facing double glazed window, power points, central heating radiator.

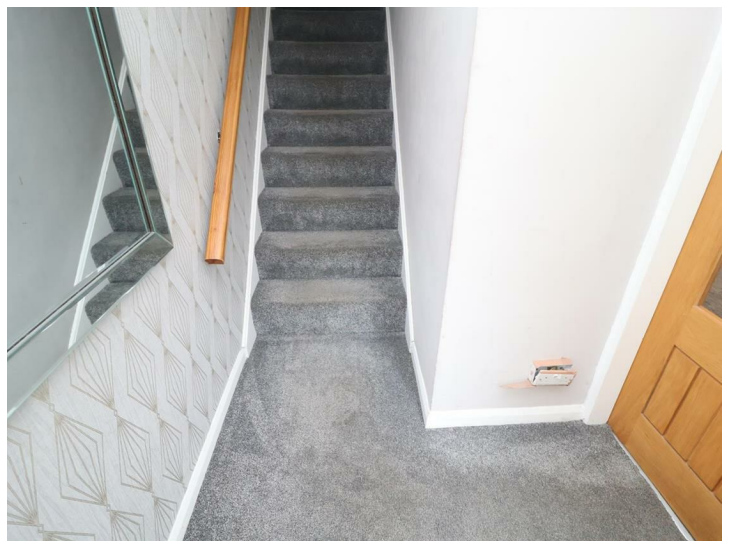
Bathroom

A fully tiled fitted three piece suite comprising of a panelled bath with shower over, wash hand basin, low flush w/c, chrome towel heated radiator and a rear facing double glazed obscure window.

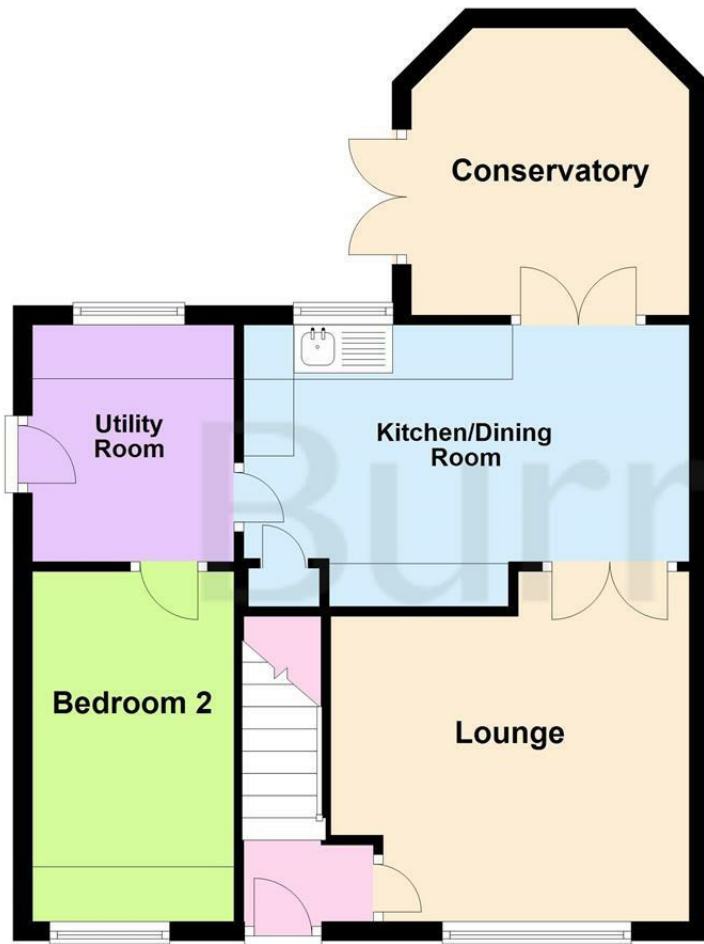
External

To the outside of the property is a gated access to the front with mainly laid to lawn garden and further to the rear is a double gated access with a block paved driveway and an outbuilding.





Ground Floor



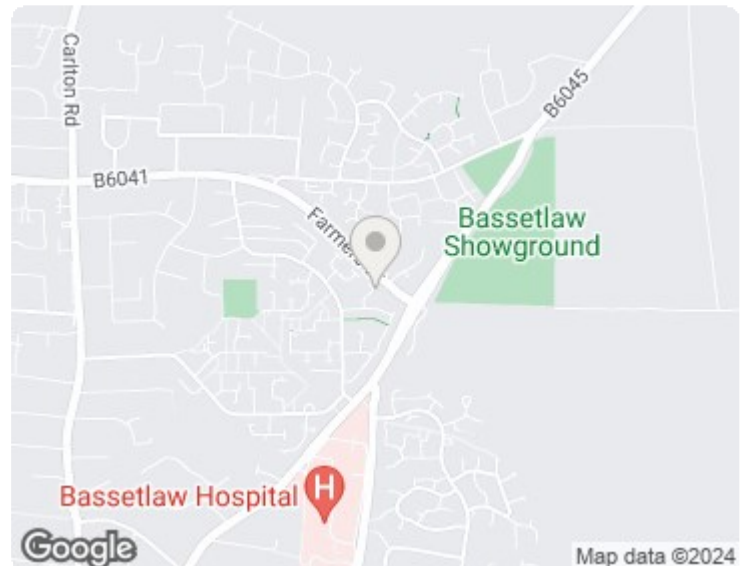
First Floor



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	85
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 laundering 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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