



**32 Ramsden Crescent, Worksop
S81 9BA**

Guide price £130,000

GUIDE PRICE £130,000 - £140,000
NO ONWARD CHAIN

Burrells are delighted to bring to market this three bedroom property with an attic room. This property is in need of modernisation.

In brief the property consists of; lounge, open plan kitchen/dining room with patio door leading onto the rear garden. The property is fully double glazed and has had a combi boiler fitted recently. To the first floor are two double bedrooms with a single room perfect for office/dressing room, shower room and separate toilet. To the second floor is a attic space with central heating radiator and double glazed window. Outside are generous gardens to the rear and side and front, with a driveway.

Viewings are essential to see the scope and potential on offer.

Call now to arrange a viewing on 01909475111

- Semi Detached House
- Three Bedroom Plus Attic Room
- Corner Plot
- Driveway
- Amazing Potential
- Viewing Advised
- Combi Boiler
- NO ONWARD CHAIN

locating your ideal home



Ground Floor

Entrance Hall

Upvc front door leading into the entrance hall with gas central heating radiator, storage cupboard. Leading through to the lounge, kitchen and giving access to the first floor.

Living Room

13' x 10' including bay (3.96m x 3.05m including bay)

Upvc bay window to the front elevation, gas central heating radiator with electric fire.

Open Plan Kitchen/Dining

20'4 x 12' (6.20m x 3.66m)

Open plan kitchen with various base units, sink and drainer. Wood beam fireplace with log burner, upvc sliding patio doors leading onto the rear garden.

First Floor

Master Bedroom

10'5 x 9'10 (3.18m x 3.00m)

Upvc window onto the front elevation, gas central heating radiator.

Bedroom Two

12' x 10' (3.66m x 3.05m)

Upvc window onto the rear elevation, gas central heating radiator.

Bedroom Three/ Office

6'8 x 6' (2.03m x 1.83m)

Upvc window onto the front elevation, gas central heating radiator, stairs leading into the attic room.

Shower Room

7' x 5' (2.13m x 1.52m)

Obscure Upvc window to the rear elevation, enclosed electric shower , pedestal sink.

Separate Toilet

Obscure window to the side elevation, low flush w/c, pedestal sink.

Second Floor

Attic Room

17 x 8'10 (5.18m x 2.69m)

Useful attic space with a double glazed window to the side elevation, gas central heating radiator with power and lighting.

Outside

Rear Elevation

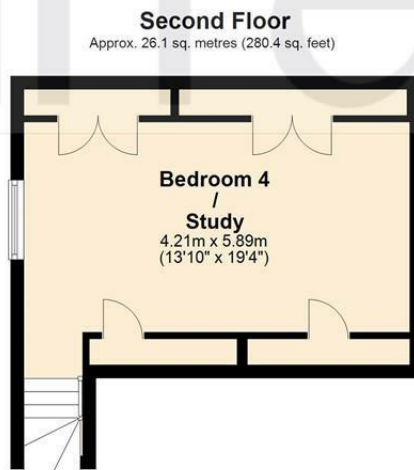
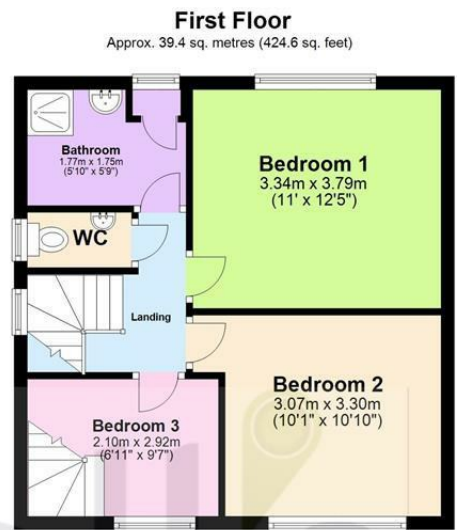
Fully Enclosed rear garden with privacy hedging, laid to lawn with various shrubbery. Brick built storage shed and wood shed.

Front Elevation

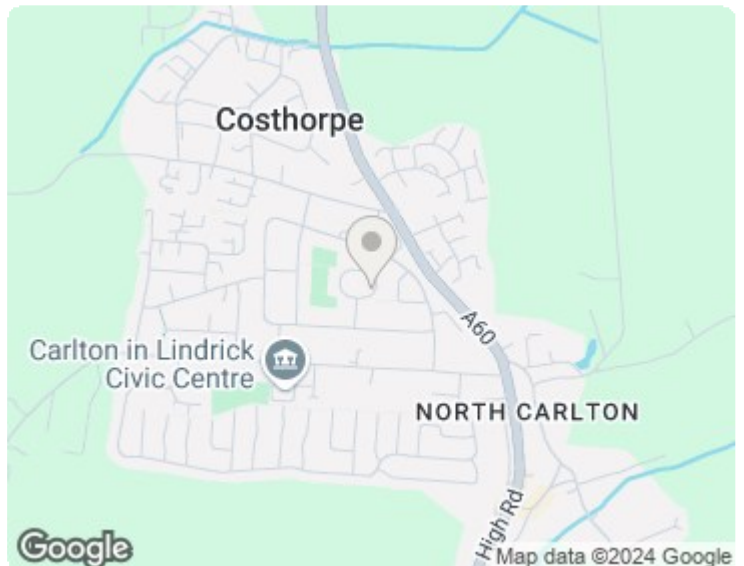
Gardens to the front and side, mainly laid to lawn with various shrubbery, driveway for car, iron gate to the front.







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	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
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	
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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