



## 8 Queen Elizabeth Crescent, Worksop Nottinghamshire S80 3HS

**Offers over £60,000**

\*\*\*CASH BUYERS ONLY\*\*\*

Situated in Rhodesia, this two bedroom semi-detached house benefits from Upvc double glazing, gas central heating, conservatory and off-road parking, but does require some cosmetic improvement. The accommodation comprises hallway, lounge diner, kitchen and conservatory to the ground floor, with two bedrooms and bathroom to the first floor. Outside, there is a gated driveway to the front and small yard to the rear. Please note - this property is non-standard construction and requires a cash buyer.

- Semi Detached House
- CASH BUYERS ONLY
- Off-Road Parking
- Two Bedrooms
- Upvc Double Glazing & Gas Central Heating
- Conservatory
- Non-Standard Construction
- Situated in Rhodesia

locating your ideal home



### **Hallway**

Front door to the hallway. Stairs to the first floor. Radiator.

### **Lounge Diner**

19'6 x 10'2 (5.94m x 3.10m)

Upvc double glazed window to the front and rear. Electric fire with surround. Two radiators.

### **Kitchen**

11'6 max x 7' (3.51m max x 2.13m)

Fitted with base and eye level units. Worktop. Oven, hob and extractor fan. Stainless steel sink with single drainer. Plumbing for washing machine. Radiator. Wall mounted Baxi boiler. Upvc double glazed window to the side. Door through to:

### **Conservatory**

12'6 x 12'5 (3.81m x 3.78m)

Upvc double glazed construction. Pitched roof. Upvc double glazed French doors to the side.

### **Landing**

Upvc double glazed window to the side. Loft access.

### **Bedroom One**

15'10 x 6'10 plus wardrobes (4.83m x 2.08m plus wardrobes)

Sliding mirror wardrobes. Two upvc double glazed windows to the front. Radiator.

### **Bedroom Two**

10'9 x 9'11 (3.28m x 3.02m)

Upvc double glazed window to the rear. Radiator.

### **Bathroom**

Bath with shower tap. Vanity unit with wash hand basin. Low level W.C. Upvc double glazed window to the rear. Heated towel rail.

### **Front Garden**

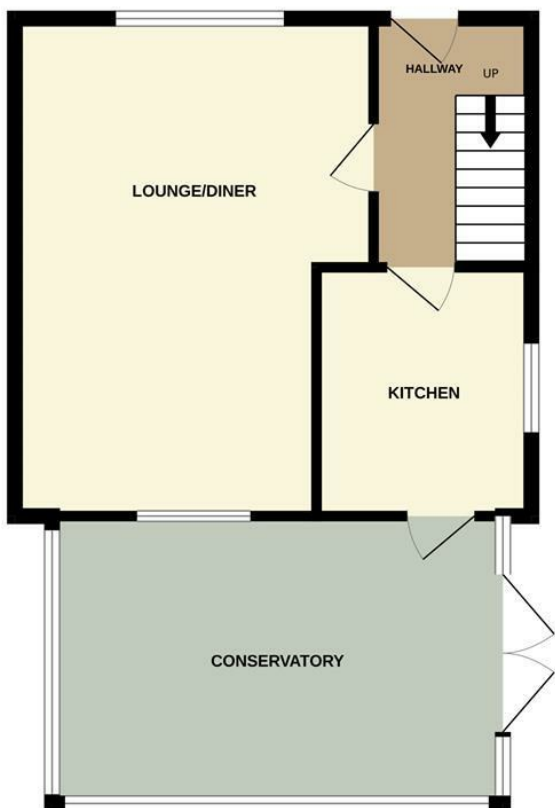
Gated driveway, providing off-road parking.

### **Rear Garden**

Brick-built outhouse. Yard.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

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		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

locating your ideal home

