



3 Farnes Court, Worksop S81 0LZ

Offers over £170,000

Situated in a popular location close to Bassetlaw Hospital and off Larwood Avenue, this is a well presented three bedroom detached house - which benefits from Upvc double glazing, gas central heating, conservatory and drive with garage. The accommodation comprises hall, lounge, breakfast kitchen, conservatory, three bedrooms and bathroom. Outside, there are gardens to front and rear, with ample off-road parking, with block-paved driveway and garage. Early viewing is recommended.

- Three Bedroom Detached House
- Driveway & Garage
- Conservatory
- Popular Location
- Well Presented
- Viewing Recommended
- Upvc Double Glazing & Gas Central Heating
- Close to Bassetlaw Hospital

locating your ideal home



Entrance Hall

Upvc double glazed front door to the hallway. Stairs to the first floor. Radiator. Upvc double glazed window to the side. Storage cupboard.

Lounge

15'8 x 13' max (4.78m x 3.96m max)

Upvc double glazed bay window to the front. Radiator. Spotlights.

Breakfast Kitchen

13' x 8'9 (3.96m x 2.67m)

Fitted with a range of base and eye level units. Worktop with tiled splash back. Circular stainless steel sink unit with mixer tap. Plumbing for washing machine. Electric oven and hob, with extractor fan over. Radiator. Upvc double glazed window and door to the rear.

Conservatory

9'6 x 9'5 (2.90m x 2.87m)

Upvc double glazed and brick construction. Upvc double glazed French doors to the side.

Landing

Upvc double glazed window to the side.

Bedroom One

12' x 7'1 (3.66m x 2.16m)

Upvc double glazed window to the front. Radiator.

Bedroom Two

12'9 x 7'8 (3.89m x 2.34m)

Upvc double glazed window to the rear. Radiator.

Bedroom Three

8' x 5'4 (2.44m x 1.63m)

Upvc double glazed window to the front. Radiator.

Bathroom

Panelled bath with shower over. Pedestal wash hand basin. Low level W.C. Heated towel rail. Upvc double glazed window to the rear.

Front Garden

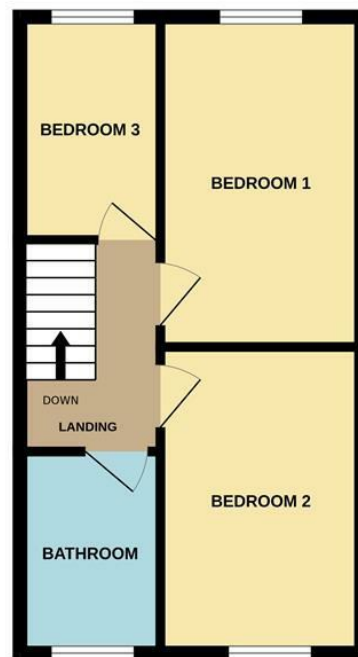
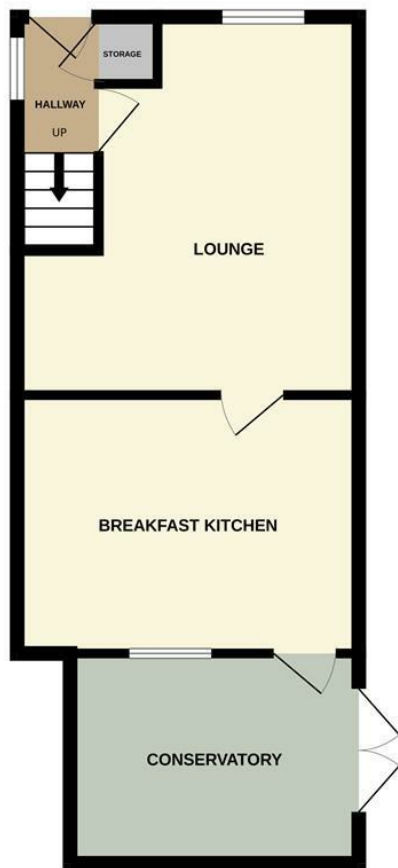
Block paved driveway, leading to the garage. Lawn and shrubs.

Rear Garden

Paved patio. Lawn area. Fencing to the boundaries.







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.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
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 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

