



**86 Rufford Street, Worksop
Nottinghamshire S80 2UQ**

Guide price £170,000

GUIDE PRICE £170,000 - £180,000

A fantastic opportunity to purchase this beautifully presented three bedroom semi detached house, benefitting with fitted kitchen with breakfast bar, Conservatory and enclosed rear garden, the property must be viewed internally to fully appreciate the size and composition of the property on offer. In brief the property comprises entrance hall, lounge/ diner, fitted breakfast kitchen and conservatory to the ground floor. To the first floor landing giving access to three bedrooms two of which are double in size, also to the first floor a fitted three piece bathrooms suite. To the outside front and rear garden with driveway providing off road parking.

- Semi Detached House
- Conservatory
- Attention Investors & FTB
- Three Bedroom
- Recently Fitted Kitchen
- Off Street Parking
- Viewings Advised

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Entrance Hall

Double glazed door leading into an inviting entrance hall with hard wood flooring.

Lounge

Dual aspect lounge with a gas fire, wooden ceiling beams, wood flooring leading through patio doors into the conservatory.

Kitchen

Recently fitted kitchen which consists of matching white wall and base units, slate effect worktop, built in dishwasher, double oven, gas hob with extractor, useful breakfast bar, space for fridge/freezer, vinyl flooring.

Conservatory

Large conservatory with tiled flooring and a ceiling fan, French doors opening onto a large patio area.

Master Bedroom

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

Bedroom Two

Double glazed window onto the rear elevation with central heating radiator.

Bedroom Three

Double glazed window to the front elevation with coving to the ceiling, central heating radiator.

Family Bathroom

Beautifully presented 3 piece suite comprising of a low flush w/c, built in sink vanity unit and bath, tiled flooring.

Front elevation

The property stands from an elevated position, steps up to the front of the property, lawned area.

Rear Elevation

There is access to the rear via a driveway, large lawned area following down to a spacious decking area, various outbuildings with electricity and lightning, larger than average plot.

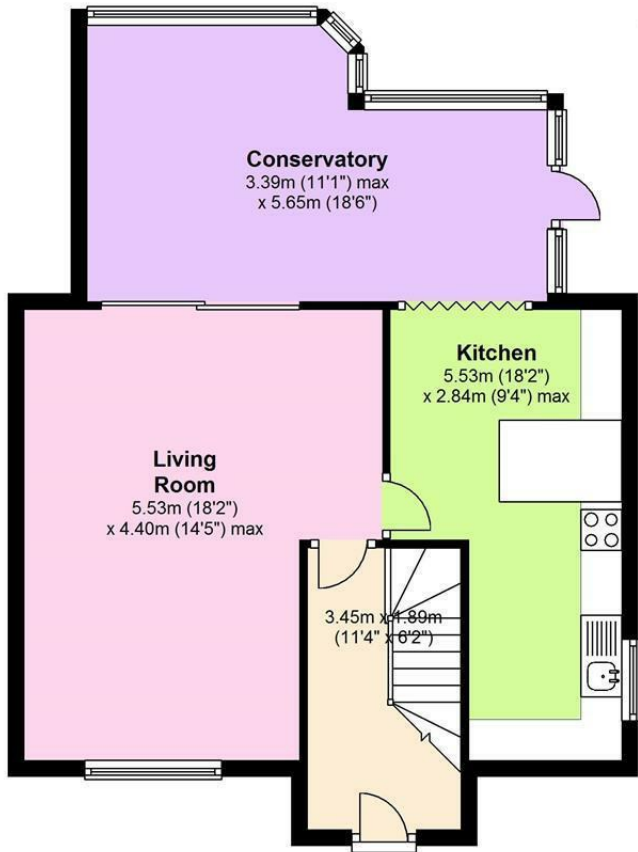




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Ground Floor

Approx. 59.3 sq. metres (638.0 sq. feet)



First Floor

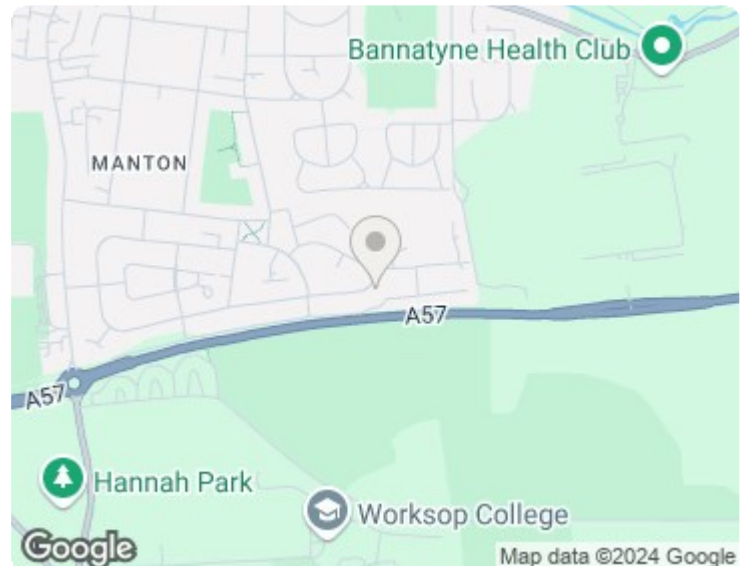
Approx. 45.9 sq. metres (493.7 sq. feet)



Total area: approx. 105.1 sq. metres (1131.7 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(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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