

**FOR SALE**



**King Street, Worksop**

**2 Bedrooms, 1 Bathroom, End Terraced House**

**£75,000**

  
**MARTIN&CO**



## King Street, Worksop

2 Bedrooms, 1 Bathroom

**£75,000**

- Attention All Investors
- Open Plan Kitchen Diner
- Two Double Bedrooms
- Downstairs WC
- Low Maintenance Gardens



**ENTRANCE HALL** Having a side facing UPVC double glazed entrance door giving access to a rear entrance hallway, central heating radiator, tile effect vinyl floor covering and a bi folding door giving access to a downstairs WC.

**DOWNSTAIRS WC** Comprising in white of a low flush WC.

**KITCHEN** 10' 6" x 6' 8" (3.205m x 2.036m) Having a range of wall and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap, space for free standing appliances including an electric cooker, fridge, freezer and plumbing for an automatic washing machine, partly tiled to the walls, tiled effect vinyl flooring, power points and a side facing UPVC double glazed window.

**OPEN PLAN LOUNGE DINER** 15' 7" x 11' 4" (4.756m x 3.472m) The dining room has a rear facing UPVC double glazed window, central heating radiator, laminated wood flooring, power points and an open plan staircase which in turn leads to the first floor landing.

**OPEN PLAN LOUNGE DINER** 14' 0" x 11' 5" (4.277m x 3.481m) The lounge has a front facing UPVC double glazed window, central heating radiator, power points, TV point and the focal point of this room is a featured fire place.

**FIRST FLOOR LANDING** Having doors giving access to the two double bedrooms.

**BEDROOM ONE** 12' 0" x 11' 1" (3.670m x 3.383m) Having two front facing UPVC double glazed windows, coving to the ceiling, central heating radiator and power points.



**BEDROOM TWO 12' 1" x 12' 8" (3.686m x 3.871m)** A second double bedroom, rear facing UPVC double glazed window, central heating radiator, coving to the ceiling, power points, TV point and a door giving access to the family bathroom.

**FAMILY BATHROOM 10' 8" x 6' 9" (3.255m x 2.070m)** A three piece suite in white comprising of a panelled bath with a shower mixer tap, pedestal hand wash basin, low flush WC, partly tiled to the walls, laminated wood flooring, central heating radiator, rear facing obscure UPVC double glazed window, large storage cupboard housing the wall mounted combination central heating boiler.

**OUTSIDE** To the front of the property is a walled garden and gate access to the rear of the property. To the rear of the property is a low maintenance yard with an outside water tap.





### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	
69-80	C		
55-68	D		63   D
39-54	E		



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## Workshop

1 Ryton Street • • Workshop • S80 2AY  
T: • E:

<http://www.martinco.com>



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