



47 DENBIGH AVENUE WORKSOP, S81 7SZ

£89,950
LEASEHOLD

For sale with no upper chain is this well presented one bedroom ground floor apartment, situated in a very much sought after location just off Raymoth Lane in Worksop, close to school, amenities local public house and supermarkets. In brief the property comprises of a communal entrance hall, entrance hallway, spacious open plan kitchen living dining room, one double bedroom and a three-piece bathroom suite. Allocated parking for one vehicle and visitor parking. This property is ideal for first time buyers, investors or simply somebody wanting to downsize. This property is leasehold.

**Kendra
Jacob**

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47 DENBIGH AVENUE

- GROUND FLOOR ONE BEDROOM APARTMENT • NO UPPER CHAIN • IDEAL FOR FIRST TIME BUYER, INVESTORS OR SOMEONE DOWNSIZING • OPEN PLAN KITCHEN LIVING DINING ROOM • ONE DOUBLE BEDROOM • MODERN BATHROOM SUITE • ALLOCATED & VISITOR PARKING • SOUGHT AFTER LOCATION, JUST OFF RAYMOTH LANE • CLOSE TO LOCAL, SCHOOLS, SHOP, LOCAL PUBS & SUPERMARKETS • LEASEHOLD PROPERTY



ENTRANCE HALLWAY

Entrance door leading into the entrance hallway, wall mounted electric heater and doors giving access to a large cylinder/storage cupboard, bedroom, living room and bathroom.

OPEN PLAN KITCHEN LIVING DINING ROOM

A spacious open plan living kitchen dining room. The living dining room has a front facing UPVC double glazed bay window, side facing UPVC double glazed window, two wall mounted electric heaters, power points, TV point and access into the kitchen.

The kitchen has a range of wall and base units with complementary work surfaces incorporating a sink unit with mixer tap, fitted electric oven, four ring ceramic hob with an electric extractor fan set above, integrated washing machine and fridge freezer, partly tiled to the walls, side facing UPVC double glazed window, tile flooring and power points.

BEDROOM

A spacious double bedroom, fitted wardrobes to one wall, storage cupboard with hanging rail, wall mounted electric heater, power points and TV point.

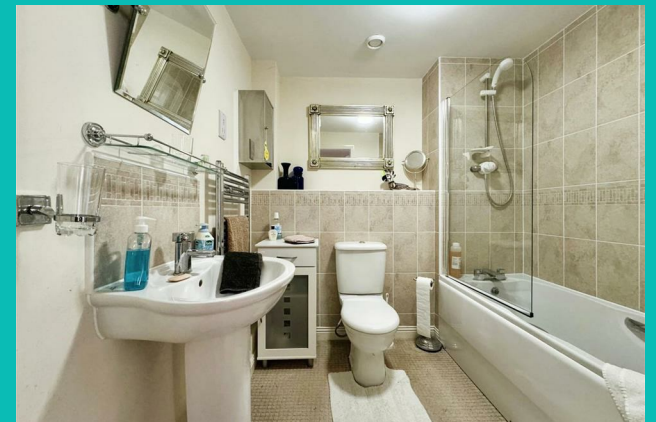
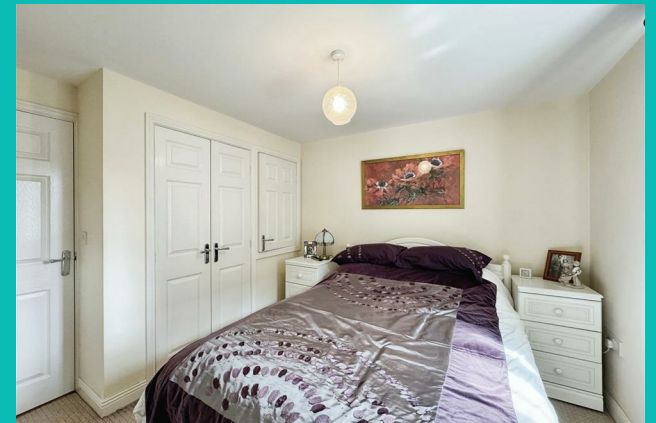
BATHROOM SUITE

A modern three-piece suite in white comprising of a panelled bath with an overhead mains run shower and glass shower screen, pedestal hand wash basin, low flush WC, partly tiled to the walls, chrome towel radiator, shaver point and an electric extractor fan.

OUTSIDE

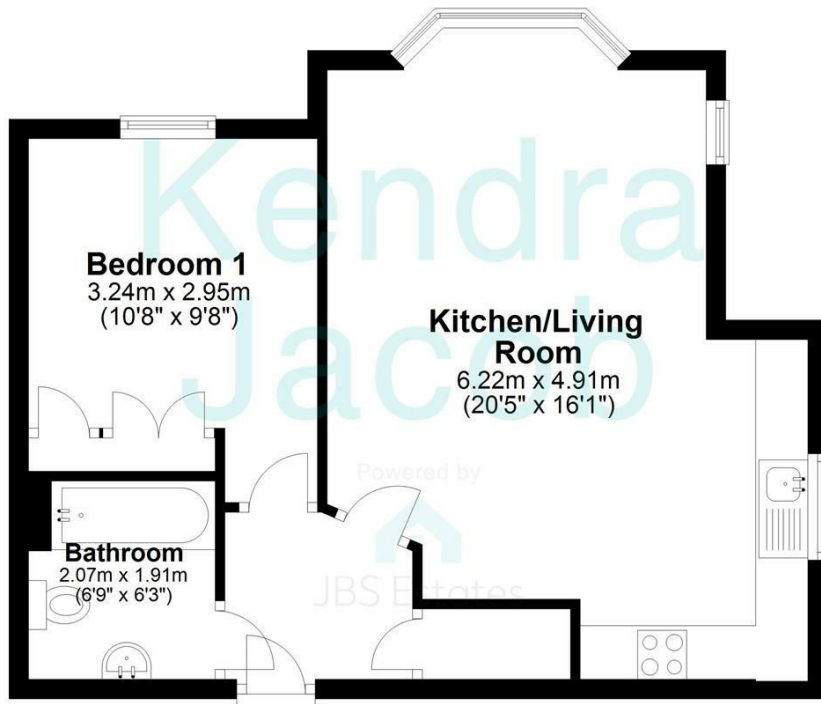
Allocated parking for one vehicle and visitors car parking

47 DENBIGH AVENUE



Ground Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



Total area: approx. 43.8 sq. metres (471.5 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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