



## 138 POTTER STREET WORKSOP, S80 2HP

**£95,000**  
**FREEHOLD**

For sale with no upper chain is this recently renovated two double bedroom mid terrace property, situated within walking distance of the historic priory church, town centre, Canch park, Bus station, schools and amenities. In brief the property comprises of an entrance hallway, living room, sitting room newly fitted quality kitchen and inner hall/dining room. on the first floor are two double bedrooms and a generous sized four piece wet room. To the outside of the property is an enclosed garden. Ideal for first time buyers, investors or simply someone just downsizing. Early viewing is highly recommended to appreciate the size and standard of fixtures and fittings. This property has to offer.

THE PROPERTY HAS NO PARKING

**Kendra  
Jacob**

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# 138 POTTER STREET

- A RECENTLY RENOVATED TWO BEDROOM COTTAGE • NO UPPER CHAIN • THREE RECEPTION ROOMS • NEW KITCHEN AND WET ROOM • TWO DOUBLE BEDROOMS • ENCLOSED GARDEN • RECENTLY FITTED BOILER AND SOLAR PANELS • SITUATED CLOSE TO WORKSOP TOWN CENTER • IDEAL FOR FIRST TIME BUYERS, INVESTORS OR SOMEONE WHO IS DOWNSIZING

## ENTRANCE HALLWAY

Having a front facing UPVC double glazed entrance door leading into the entrance hallway, tiled flooring, staircase leading into the first floor landing and doors giving access into the living room and kitchen.

## KITCHEN

A new kitchen having a quality range of wall and base units with complementary works surfaces in incorporating a stainless steel sink unit with mixer tap, fitted electric oven, for ring Induction hob with an electric extract set above, plumbing for the automatic washing machine, partly tiled to the walls, tiled flooring, downlighting to the ceiling, power points, under stair storage cupboard, central heating radiator and a front facing double glazed wooden window .

## LIVING ROOM

Having a front facing double glazed wooden window, picture rail to the walls, central heating radiator, natural wood flooring, power points, TV point and the focal point of this room is a decorative cast fireplace with a tiled hearth and solid oak mantle.

## SITTING ROOM

A good size sitting room, rear facing UPVC double glazed window, central heating radiator, power points and TV point.

## INNER HALL/DINING ROOM

A large inner hallway/dining room, rear facing UPVC double glazed entrance door leading out into the rear garden, side facing UPVC double glazed window, central

heating radiator, power points, wall mounted combination central heating boiler and a Tesla solar panel.

## FIRST FLOOR LANDING

With doors giving access to two double bedrooms and the wet room.

## BEDROOM ONE

A generous sized master bedroom, front facing double glazed wooden window, central heating radiator, power points, access hatch to the loft space and a cast iron decorative fire surround with a tiled inset.

## BEDROOM TWO

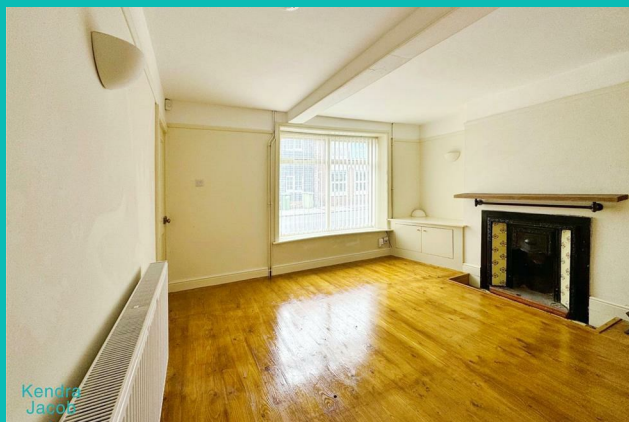
A second double bedroom, front facing double glazed wooden window, central heating radiator and power points.

## WET ROOM

A good sized wet room having a walk-in shower with a mains run shower and mermaid style splashbacks, pedestal hand wash basin, low flush WC, bidet, nonslip flooring, central heating radiator and a side facing obscure UPVC double glazed window.

## OUTSIDE

The outside of the property is a good sized enclosed garden which is a need of some attention.



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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band A

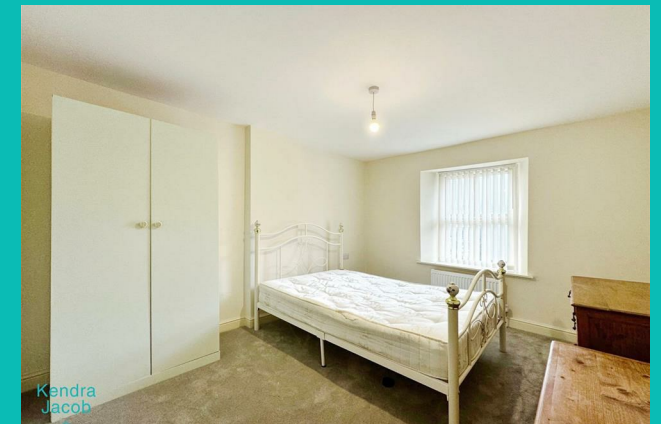
**Viewings** – By Appointment Only

**Floor Area** – 1042.40 sq ft

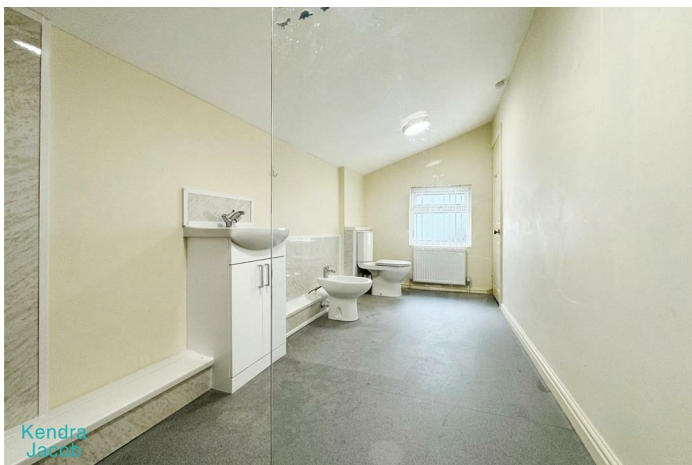
**Tenure** – Freehold



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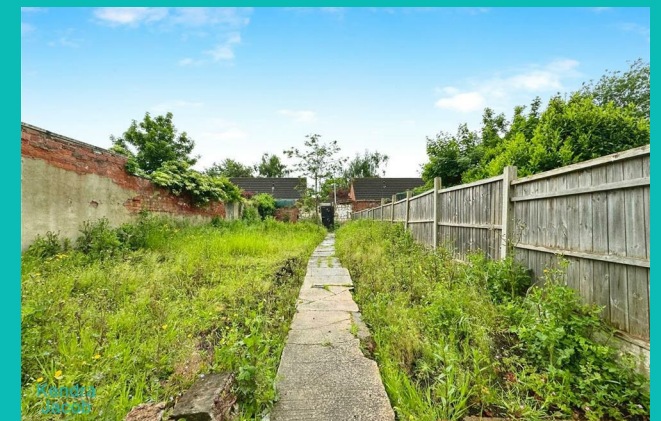
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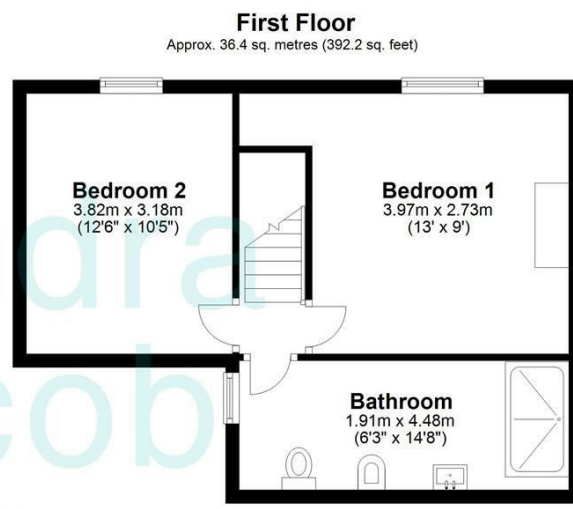
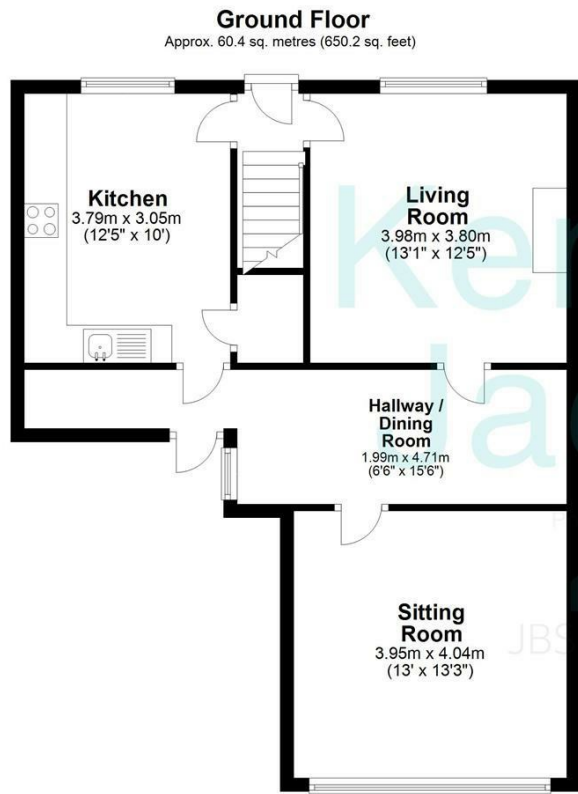
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**Total area: approx. 96.8 sq. metres (1042.4 sq. feet)**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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