



## 5 JAMES STREET WORKSOP, S81 7JD

**£130,000**  
**FREEHOLD**

ATTENTION ALL FIRST TIME BUYERS AND INVESTORS, For sale with no upper chain is this immaculately presented two double bedroom, mid terrace home, situated close to Worksop town centre, railway station, primary and senior schools, Tesco supermarket and amenities.

This property features a spacious living room with a bay window and wall-mounted electric fire, a dining room with storage and access to the modern kitchen, and a hallway with stairs leading to the first floor. Upstairs, there are two double bedrooms and a family bathroom with a four-piece suite. The front of the property has a walled garden, while the rear boasts an enclosed garden with a paved seating area, brick-built outbuilding, and outdoor WC. The home benefits from double glazing, central heating, and modern finishes throughout.

**Kendra  
Jacob**

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# 5 JAMES STREET

• ATTENTION ALL FIRST TIME BUYERS & INVESTORS • IMMACULATEDLY PRESENTED & MODERNISED TWO BEDROOM MID TERRACE • MUCH SOUGHT AFTER LOCATION, CLOSE TO SHOPS, SCHOOLS, TRAIN STATION & TOWN CENTER • TWO RECEPTION ROOMS • MODERN KITCHEN • TWO DOUBLE BEDROOMS • FOUR PIECE LUXURY BATHROOM SUITE • FRONT & REAR GARDENS • ON ROAD PARKING • NO UPPER CHAIN

## LIVING ROOM

A spacious living room with a front-facing UPVC double-glazed bay window, front-facing entrance door, coving to the ceiling, central heating radiator, and laminated flooring. The focal point of this room is a wall-mounted electric fire.

## INNER HALL

The hallway features a staircase leading to the first-floor landing, with doors providing access to both the living room and the dining room.

## DINING ROOM

The dining room has a rear-facing UPVC double-glazed window, coving to the ceiling, a central heating radiator, and a dado rail along the walls. There is a large under-stair storage cupboard and a door leading to the kitchen.

## KITCHEN

A modern kitchen with a range of wall and base units, complemented by work surfaces incorporating a stainless steel sink unit with a mixer tap. There is space for freestanding appliances, partial tiling to the walls, tiled flooring, a central heating radiator, a side-facing UPVC window, and an entrance door leading to the rear garden.

## FIRST FLOOR LANDING

The landing provides access to two double bedrooms and the four-piece family bathroom suite.

## MASTER BEDROOM

A generously sized master bedroom with a front-facing UPVC window, coving to the ceiling, and a central heating radiator.

## BEDROOM TWO

A good-sized second double bedroom with a rear-facing UPVC double-glazed window, coving to the ceiling, a central heating radiator, and a large storage cupboard with a hatch providing access to the loft space.

## FAMILY BATHROOM

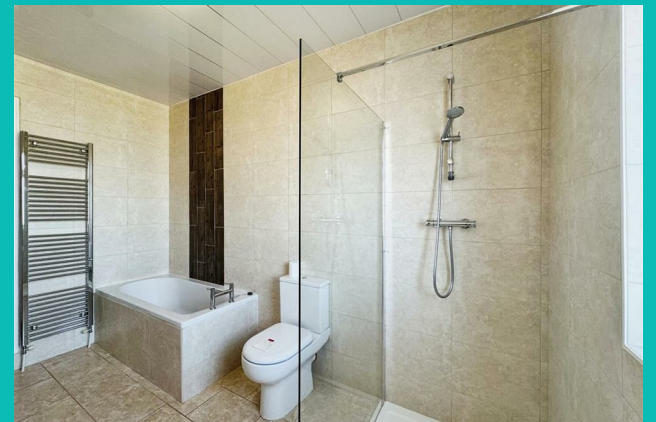
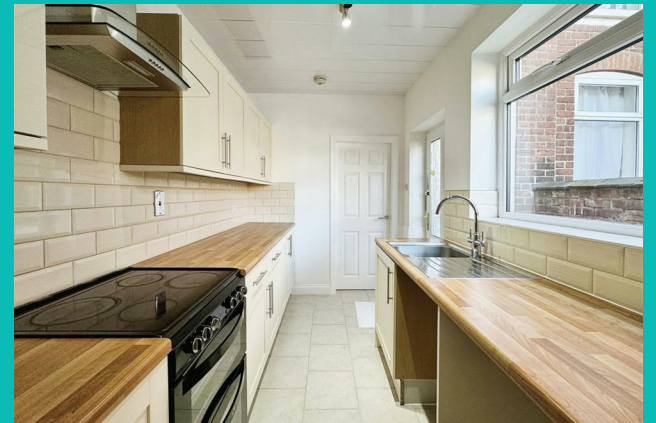
A modern four-piece suite in white, comprising a panelled bath, large shower unit with a mains shower, vanity hand wash basin, low-flush WC, fully tiled walls, tiled flooring, a chrome towel radiator, and a UPVC double-glazed window.

## OUTSIDE

To the front of the property is a walled garden with gated access to the rear. The rear garden is enclosed, featuring a paved seating area, a low-maintenance brick-built outbuilding, an outdoor WC, and exterior lighting.



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### ADDITIONAL INFORMATION

**Local Authority** – BASSETLAW

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 890.70 sq ft

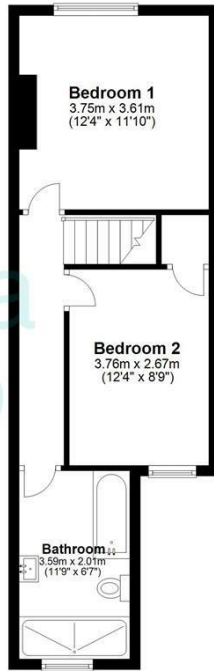
**Tenure** – Freehold



**Ground Floor**  
Approx. 44.0 sq. metres (473.8 sq. feet)



**First Floor**  
Approx. 38.7 sq. metres (416.9 sq. feet)

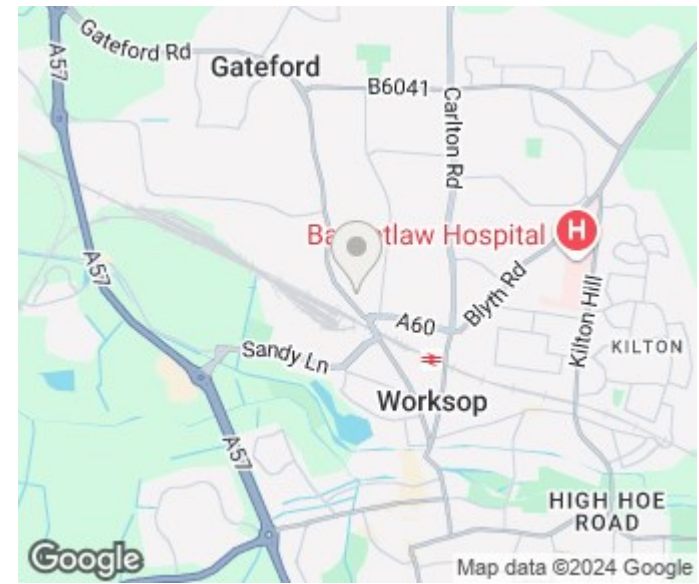


Total area: approx. 82.7 sq. metres (890.7 sq. feet)

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

Kendra Jacob

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		53	
(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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