



11 EDWARD STREET WORKSOP, S80 1QP

**£125,000
FREEHOLD**

Offered for sale with no onward chain, this well-presented two double-bedroom mid-terrace home is situated in a highly sought-after location. It is conveniently close to Worksop's historic town centre, with its variety of shops, bars, supermarkets, and bus station, and is just a few minutes' walk from Worksop train station, schools, and a college. This property offers spacious living areas with modern fittings and traditional charm. The ground floor includes a front-facing living room with a bay window and electric fireplace, an inner hall with storage, a large dining room, and a well-equipped kitchen with an adjoining utility area. The first floor features two double bedrooms, each with fitted storage and decorative fireplaces, and a family bathroom with a freestanding bath and shower. Outside, there is a small front garden and an enclosed rear garden with a paved seating area, lawn, shed, and outdoor amenities.

**Kendra
Jacob**
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11 EDWARD STREET

- Well-presented two double-bedroom mid-terrace home.
- Offered with no onward chain for quick and easy purchase.
- Located in a highly sought-after area near Worksop's historic town centre.
- Close to a variety of amenities, including shops, bars, and supermarkets.
- Within walking distance of Worksop bus and train stations.
- Conveniently near local schools and a college.
- Spacious living room with bay window and electric fireplace.
- Generous dining room with modern decor and adjacent kitchen.
- First-floor features two double bedrooms with fitted storage and decorative fireplaces.
- Enclosed rear garden with a paved patio, lawn, shed, and outdoor amenities.



LIVING ROOM

This spacious living room features a front-facing, UPVC double-glazed bay window and a front-facing UPVC double-glazed entrance door. The ceiling is decorated with coving, while the walls are finished with a dado rail. A central heating radiator and fitted cupboards provide additional functionality. The room is finished with laminated wood flooring, with a focal point being a wood-framed marble hearth fitted with an electric coal-effect fire.

INNER HALL

The inner hall includes a large under-stair storage cupboard, laminated flooring, and doors that provide access to both the living room and dining room.

DINING ROOM

This generously sized dining room has a rear-facing UPVC double-glazed window, decorative ceiling coving, a central heating radiator, and laminated flooring. A wall-mounted combination central heating boiler is also present, along with doors leading to both the staircase and kitchen.

KITCHEN

The kitchen boasts an extensive range of wall and base units with complementary worktops, incorporating a stainless steel sink with a mixer tap. Appliances include a fitted electric oven and a gas hob with an overhead electric extractor fan. The walls are tiled, and the room is finished with vinyl flooring, ceiling coving, a central heating radiator, a side-facing UPVC double-glazed window, and a side entrance door. An archway leads to a small utility area, which is equipped with plumbing for an automatic washing

machine, additional wall and base units, complementary worktops, and a side-facing UPVC double-glazed window.

FIRST FLOOR LANDING

The landing includes a central heating radiator, access to the loft space, and doors leading to two double bedrooms and the family bathroom suite.

BEDROOM ONE

An attractive master bedroom with a front-facing UPVC double-glazed window, ceiling coving, and a dado rail. This room is warmed by a central heating radiator and features an original decorative cast-iron fireplace. Fitted double wardrobes with matching overhead cupboards provide ample storage along one wall.

BEDROOM TWO

The second double bedroom has a rear-facing UPVC double-glazed window and an original decorative cast-iron fireplace. A large walk-in storage cupboard offers white shelving and a hanging rail, while fitted wardrobes with matching overhead cupboards and an additional storage cupboard complete the room.

BATHROOM

The bathroom comprises a four-piece suite in white, including a freestanding roll-top claw bath, a shower unit, and a pedestal hand wash basin. The walls are partially tiled, and the floor is covered with vinyl. A central heating radiator, downlighting, and a side-facing obscure UPVC double-glazed window complete the suite.

OUTSIDE

To the front of the property is a small walled garden with gated access. The rear of the property features an enclosed garden with a paved patio seating area, a lawn, a garden shed, outside lighting, and a water tap.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

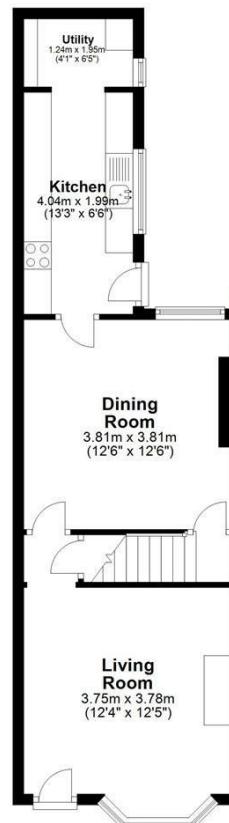
Floor Area – 967.80 sq ft

Tenure – Freehold



Ground Floor

Approx. 43.8 sq. metres (471.4 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



Total area: approx. 89.9 sq. metres (967.8 sq. feet)

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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