



17 CLINTON STREET WORKSOP, S80 2RY

£80,000
FREEHOLD

*****GUIDE PRICE £80,000 - £90,000*****

A well-presented three-bedroom mid-terrace home, ideal for first-time buyers, investors, or those looking to downsize. The property offers spacious and well-proportioned accommodation throughout, including a bright front-facing living room, a rear dining room, and a modern fitted kitchen. Additional benefits include a downstairs bathroom, ample storage, gas central heating, and double glazing throughout. Outside, there are low-maintenance front and rear gardens, with the rear garden being fully enclosed. Conveniently located and ready to move into, this property offers great value and comfortable living.

**Kendra
Jacob**

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17 CLINTON STREET

- *****GUIDE PRICE £80,000 - £90,000***** • Well-presented three-bedroom mid-terrace home • Ideal for first-time buyers, investors, or downsizers • Spacious living room with front-facing window • Separate dining room with under-stairs storage • Modern fitted kitchen with space for appliances • Ground floor bathroom with white three-piece suite • Double glazing and gas central heating throughout • Low-maintenance front and enclosed rear garden • Convenient location, ready to move into



LIVING ROOM

A well appointed and decorated living room featuring a front-facing UPVC double-glazed window and entrance door, storage space, central heating radiator, and a door providing access to the hallway, where a staircase leads to the first-floor landing and access into the dining room.

DINING ROOM

With a rear-facing UPVC double-glazed window, a large under-stairs storage cupboard, central heating radiator, and laminate wood flooring.

KITCHEN

A modern kitchen fitted with a range of wall and base units with complementary work surfaces incorporating a sink unit with mixer tap, a built-in electric oven, a four-ring gas hob with an electric extractor fan above, and space for freestanding appliances including a washing machine and dishwasher. The walls are partly tiled, and the floor is finished with laminate-effect vinyl. There is a side-facing UPVC double-glazed window and access to the rear entrance hallway.

REAR HALLWAY

With a side-facing UPVC double-glazed entrance door leading to the rear garden, laminate-effect vinyl flooring, space for a freestanding fridge freezer, and a door providing access to the bathroom.

DOWNSTAIRS BATHROOM

Fitted with a white three-piece suite comprising a panelled bath with shower mixer tap and glass screen, pedestal

wash hand basin, and low flush WC. Partially tiled walls, tile-effect vinyl flooring, a storage cupboard housing the wall-mounted combination central heating boiler, an electric extractor fan, and a side-facing obscure UPVC double-glazed window.

FIRST FLOOR LANDING

With a central heating radiator, loft hatch access, and doors leading to three well-proportioned bedrooms.

MASTER BEDROOM

A generously sized master bedroom, well presented and decorated, with a front-facing UPVC double-glazed window and central heating radiator.

BEDROOM TWO

A second double bedroom with a rear-facing UPVC double-glazed window and central heating radiator.

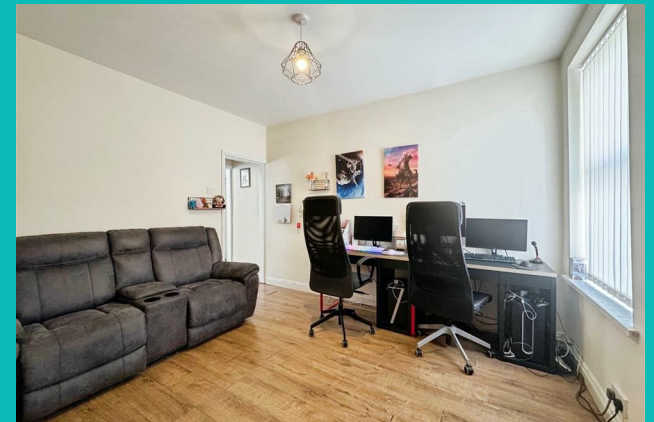
BEDROOM THREE

A good-sized third bedroom with a rear-facing UPVC double-glazed window and central heating radiator.

OUTSIDE

To the front of the property is a small, low-maintenance walled garden with gated access to the rear. To the rear is an enclosed garden, mainly laid to lawn, with outdoor lighting and a water tap.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 867.50 sq ft

Tenure – Freehold



Ground Floor
Approx. 43.6 sq. metres (469.5 sq. feet)



First Floor
Approx. 37.0 sq. metres (398.0 sq. feet)



Total area: approx. 80.6 sq. metres (867.5 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



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