



52 WOODHOUSE CLOSE

WORKSOP, S80 3LF

£97,500
LEASEHOLD

For sale is this well presented, two bedroom first floor apartment situated in a much sought after village location, close to local shops, schools and amenities. In brief the property comprises; entrance lobby, entrance hall, kitchen, a well proportioned lounge, two bedrooms and a modern shower suite. Outside offers allocated parking space for 1 car. This property is ideal for investors or first time buyers! Early viewing is advised.

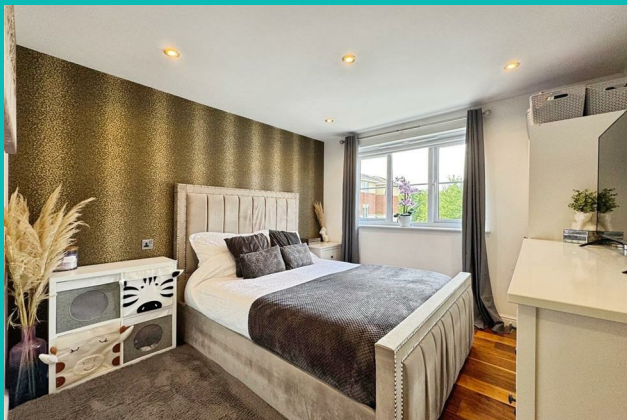
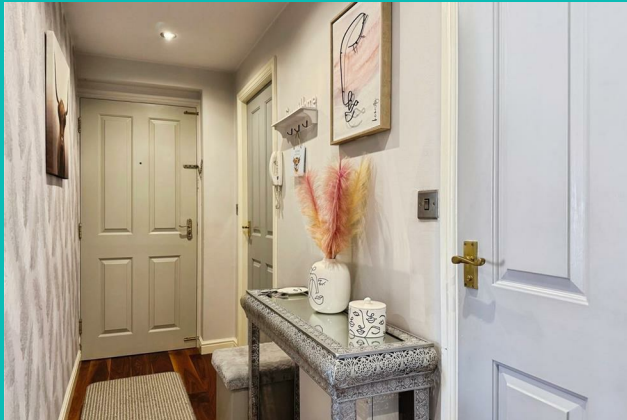
**Kendra
Jacob**

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- First floor apartment • Two double bedrooms • Leasehold • Modern shower suite • Village Location • Close to local supermarkets and other amenities • Ideal for investment or first buyers home



Entrance Lobby

A locked entrance door buzzer system with stairs leading to the first floor accommodation.

Entrance Hall

A welcoming entrance hall with wall mounted electric radiator, laminate flooring, spotlights to the ceiling and built in storage cupboard.

Kitchen

With a range of wall and base units, work surfaces incorporating stainless steel sink and drainer, integrated electric hob and oven with cooker hood above, splashback tiling, space for a fridge and freezer, plumbing for a washing machine and a rear facing double glazed window.

Lounge

A well proportioned living room with a front facing double glazed window, TV point, power points, Projector and screen including within the sale.

Bedroom One

With a front facing double glazed window, power points, wall mounted electric heater and laminate flooring.

Bedroom Two

With a rear facing double glazed window, built in storage cupboard, power points, wall mounted electric fire and laminate flooring.

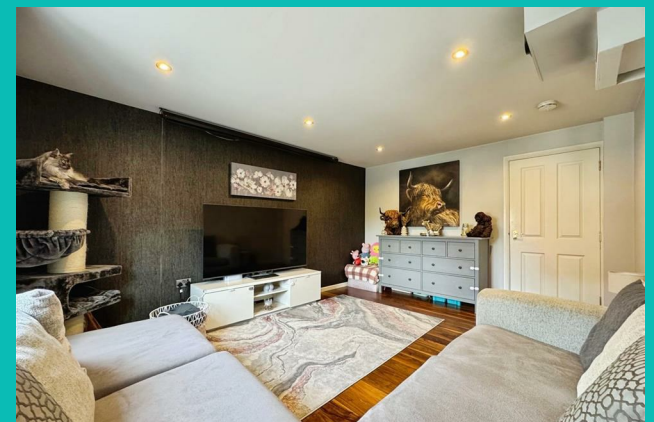
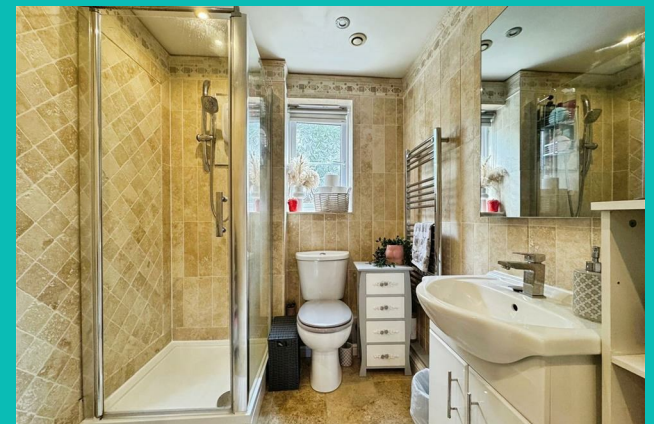
Shower Room

A fully tiled three piece suite comprising of shower enclosure, wash hand vanity unit, low flush w/c, chrome towel radiator, wall mounted LED mirror, spotlights to the ceiling and a rear facing double glazed obscure window.

External

To the rear of the property is an allocated parking space for 1 car plus a visitor space.

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ADDITIONAL INFORMATION

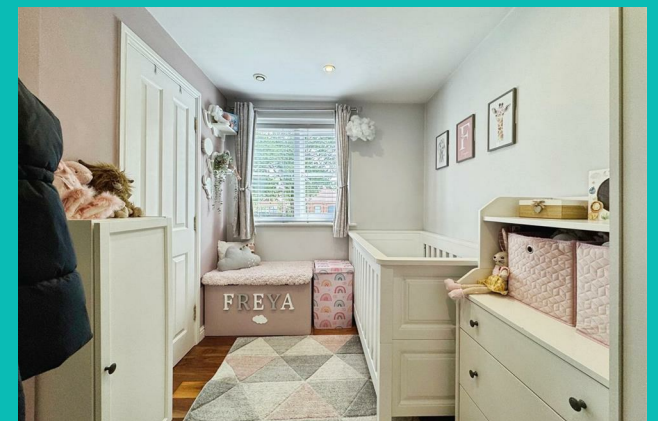
Local Authority –

Council Tax – Band

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Leasehold



Ground Floor

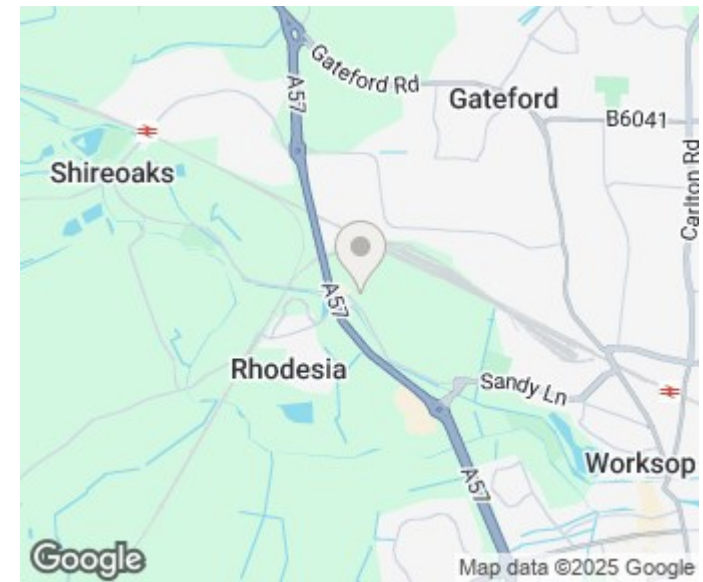
Approx. 50.6 sq. metres (544.3 sq. feet)



Total area: approx. 50.6 sq. metres (544.3 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		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(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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