



## 28 CAPE HONEY WAY WORKSOP, S81 7SR

**£165,000**  
**FREEHOLD**

\*\*\*\*GUIDE PRICE £165,000-£175,000\*\*\*\*

For sale WITH NO UPWARD CHAIN is this well presented, two bedroom end terraced property, situated on a popular modern development of Gateford in Worksop, close to local shops, schools, amenities, A1 and M1 motorway links. In brief the property welcomes you; entrance hall, lounge, downstairs WC and kitchen to the ground floor. First floor offers two double size bedrooms and a three piece bathroom suite. Externally, the home boasts attractive rear garden with artificial lawn and decking area and to the front offers you off road parking for 2 cars. Early viewing is advised on this ideal home!

**Kendra  
Jacob**

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## 28 CAPE HONEY WAY

• End Terraced • Two double bedrooms • Downstairs WC • Off road parking for 2 cars • Modern property throughout • Beautifully landscaped garden • D/G & G/H • Ideal for first time buyers • Close to local shops and amenities • Close to motorway links & bus routes



### Entrance Hall

With a front facing composite door and central heating radiator.

### Lounge

With a front facing double glazed window, TV point, power points, central heating radiator and stairs leading to the first floor accommodation.

### Kitchen

A modern fitted kitchen with a range of high and low level units in white, work surfaces incorporating a stainless steel sink and drainer, integrated four ring gas hob with electric oven, stainless steel cooker hood above, plumbing for a washing machine, power points, space for a fridge and freezer. Built in storage cupboard, rear facing double glazed French doors and windows giving extra lighting into the room.

### Downstairs WC

Comprising of a low flush w/c, pedestal sink and central heating radiator.

### First Floor- Landing

With loft access, power points and central heating radiator.

### Bedroom One

With a front facing double glazed window, power points, panelling to one side of the wall, built in storage cupboard and central heating radiator.

### Bedroom Two

With a rear facing double glazed window, power points, central heating radiator.

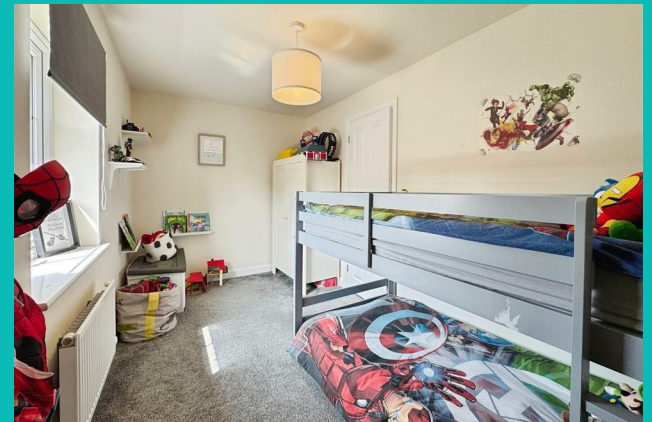
### Bathroom

A three piece suite comprising of a panelled bath with shower over, pedestal sink, low flush w/c, central heating radiator and extractor fan.

### External

To the front of the property is parking for 2 cars, a side gated access leading down side of the property that gives access to a beautiful landscaped garden. To the rear offers a low maintenance garden with mainly laid artificial lawn, decking area, fencing surround and an outside tap.

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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band A

**Viewings** – By Appointment Only

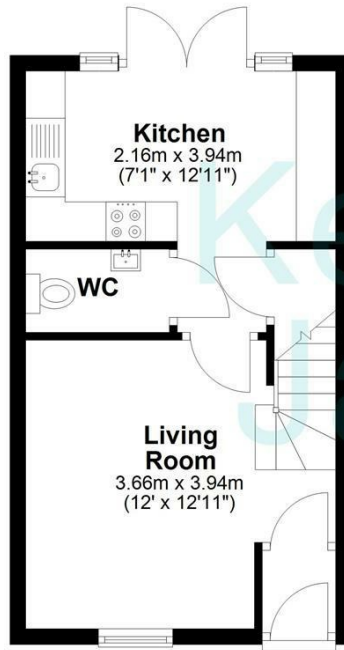
**Floor Area** – 724.80 sq ft

**Tenure** – Freehold



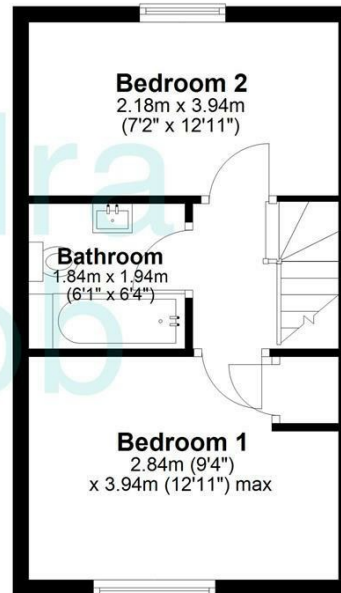
## Ground Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



## First Floor

Approx. 27.7 sq. metres (298.1 sq. feet)



Total area: approx. 67.3 sq. metres (724.8 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		97
(81-91) B	83	
(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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