



**Worksop Road, Woodsetts WORKSOP S81 8RW**

**welcome to**

**Worksoop Road, Woodsetts WORKSOP**

PRIME VILLAGE LOCATION!! Spacious THREE bedroom DETACHED family home in the popular village of WOODSETTS!! Benefiting from OFF ROAD PARKING and GARAGE!! Enclose garden to the rear. Offered for sale with NO UPWARD CHAIN!! \*\*\*



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Carpet flooring, central heating radiator, under stairs storage cupboard and front facing double glazed UPVC entrance door.

## Lounge

13' x 12' 9" ( 3.96m x 3.89m )  
Carpet flooring, electric fire, central heating radiator and front facing double glazed window.

## Dinning Room

11' 5" x 10' ( 3.48m x 3.05m )  
Wooden Parquet flooring, central heating radiator and rear double glazed sliding doors to conservatory.

## Conservatory

UPVC construction conservatory.

## Kitchen

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink & drainer, electric oven, gas hob, plumbing for washing machine and space for fridge freezer. Rear facing double glazed window, side facing double glazed UPVC door and central heating radiator.

## Stairs & Landing

Stairs rising to first floor accommodation with carpet flooring, airing cupboard housing combi boiler, side facing double glazed window and access to the loft.

## Bedroom One

12' 11" x 10' 4" To Wardrobe ( 3.94m x 3.15m To Wardrobe )  
Carpet flooring, front facing double glazed window, central heating radiator and fitted wardrobes.

## Bedroom Two

9' 8" x 12' 1" Into Recess ( 2.95m x 3.68m Into Recess )  
Carpet flooring, rear facing double glazed window, central heating radiator and built in wardrobes.

## Bedroom Three

9' 5" x 8' 9" ( 2.87m x 2.67m )  
Carpet flooring, front facing double glazed window and central heating radiator.

## Bathroom

Three piece suite comprising low flush WC, wash hand basin and shower cubicle powered from mains. Vinyl flooring, central heating radiator, rear facing double glazed window and partial wall tiling.

## Outside Space

Lawned garden to the front with planted borders and driveway leading to garage. To the rear is a further private laid to lawn garden with planted borders and patio seating area. Outbuildings for storage.

## Garage

Attached garage having electric roller door, power and lighting.



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## Worksof Road, Woodsetts WORKSOP

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- POPULAR VILLAGE LOCATION
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT106974 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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