

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 9 Castle Hill Square



- **Mid Terrace House with Scope for Improvement**
- **Centrally Located in Worksop Town Centre**
- **Offering a Good Investment Opportunity**

Offering scope to improve, this is a well-proportioned terraced house situated within the town centre and its amenities. The property may well appeal to first time buyers or buy to let investors. In summary the accommodation includes; - Two reception rooms, kitchen and bathroom on the ground floor with two principal and an occasional third bedroom or study/nursery to the first floor. The property benefits from gas central heating and Upvc double glazing.

£ 79,950

# 9 Castle Hill Square, Worksop, Notts, S80 1NR

**Lounge: 13'3" x 10'4"**  
**(4.03m x 3.15m)**

Feature Cast Iron fire surround, inset grate, central heating radiator and Upvc double glazed entrance door.



**Dining Room: 13'5" x 11'6"**  
**(4.08m x 3.50m)**

Coved Ceiling, ceiling rose, feature fireplace, inset grate and central heating radiator.



**Kitchen: 10'8" x 6'1"**  
**(3.25m x 1.85m)**

Includes a range of base drawer and high level units, roll edged work surfaces, fitted stainless steel sink unit, central heating radiator and rear Upvc double glazed door.



**Ground Floor Bathroom:**

White suite, WC, hand basin, panelled bath and central heating radiator.

**On the first Floor:**

**Bedroom One: 13'4" x 10'2"**  
**(4.06m x 3.099m)**

Cast Iron fireplace, inset grate and central heating radiator.



**Bedroom Two: 13'5" x 11'4"**  
**(4.08m x 3.45m)**

Cast Iron fireplace, inset grate and central heating radiator. Gives access to bedroom three/ study.



**Bedroom three/Study:**

Cast iron fireplace, inset grate, fitted with double cupboard, wall mounted Worcester gas combi boiler.



**Outside:**

Open Tart to the rear with outhouse (in a dilapidated state)

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We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.