

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

## 2 Kitchener Gardens, Worksop



- **Excellent Opportunity**
- **In Need Of Cosmetic Improvement/Refurbishment**
- **Very Popular Residential Location**

This is a well proportioned four bedroom detached family home standing in a pleasant cul de sac location within this very popular modern residential development. The property stands in an elevated position with good views from the first floor and offers a south facing rear garden which affords a good level of privacy. Whilst the gas central heating boiler has now been replaced (combi boiler) many of the fittings are original and therefore the property offers excellent potential for a complete refurbishment or possible remodelling and a great opportunity to create the ideal family home. The property is offered for sale with vacant possession and no onward chain.

**£240,000**

# 2 Kitchener Gardens, Worksop, S81 7RJ

## Entrance Hall

With dado rail, a central heating radiator, laminate flooring and courtesy door to the garage.

## Ground Floor WC

With hand basin and a central heating radiator.

## Dining Room 11' x 8'3" (3.35m x 2.51m)

With a central heating radiator.



## Lounge 15'5" x 11'7" (4.69m x 3.53m)

With attractive square bay to the rear elevation, fitted fireplace with surround, raised hearth and inset gas fire.



## Kitchen 13'3" x 9'4" (4.03m x 2.84m)

Fitted with base, drawer and high level units with complimentary worksurfaces and fitted 1 ½ bowl stainless steel sink. With built in double oven, hob, extractor fan, ceramic tiled flooring and a Upvc double glazed rear entrance door.



**On The First Floor**

**Master Bedroom 12'4" x 9'10" (3.75m x 2.99m)**

With two double fitted wardrobes and a central heating radiator.



**En Suite**

With low flush WC, pedestal hand basin, shower enclosure and a central heating radiator.

**Bedroom Two 10'6" x 7'11" (3.20m x 2.41m)**

With fitted double wardrobe and a central heating radiator.



**Bedroom Three 10'7" x 8'2" (3.22m x 2.48m)**

With a central heating radiator.



**Bedroom Four 9'2" x 6'5" (2.79m x 1.95m)**

With laminate flooring and a central heating radiator.



**Family Bathroom**

A 3 piece suite with WC, hand basin, panelled bath and a central heating radiator.



## Outside The Property

The property has a double width drive to the front providing vehicle hard standing and access to the garage.

### Garage 18'4" x 8'2" (5.58m x 2.48m)

With up and over access door, internal courtesy door, power and light laid on and with a wall mounted gas combi boiler.



## Note

The present epc expires in May 2029, since the epc was carried out the gas central heating boiler has been replaced with an Ideal Atlantic 30 gas combi boiler.

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.