# MELLOR & BEER ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

# 17 Wessex Road, Worksop



- 3 Bedroom end Town House
- Well-proportioned living pace
  - Gas central heating
  - Garage to the rear
- To be sold either as an investment or with vacant possession

A well-proportioned three bedroom end town house, close to Bassetlaw hospital and local amenities. The property is to be sold either with vacant possession or subject to the existing tenancy.

£140,000

# 17 Wessex Road, Worksop S81 0SE

#### **Entrance Hall**

UPVC door, stairs to the first floor

Lounge 17'8" X 9'5" (5.38m X 2.87m)

Laminate flooring and central heating radiator.



Kitchen 17'6'' X 9'4'' (5.33m X 2.84m)

Includes base, drawer and high level units. Fitted stainless steel sink unit. Plumbing for automatic washing machine. Rear entrance lobby, under stairs cupboard, ground floor WC.



## First Floor

Fitted cupboard housing the alpha gas combi boiler and additional storage cupboard.

Bedroom One 12' X 9'4" (3.65 X 2.84m)

Laminate flooring, double wardrobe and central heating radiator.



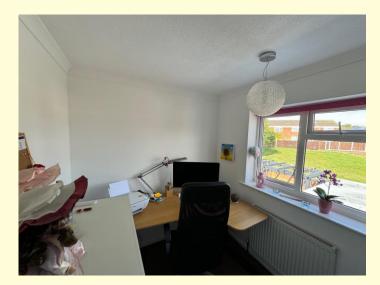
Bedroom Two 12'9" X 16'8" (3.88 X 5.08m)

Laminate flooring with central heating radiator.



### Bedroom Three 8'4" X 6'9" (2.54m X 2.05m)

Central heating with fitted wardrobe.



#### Bathroom

WC, hand basin, panelled bath with over bath shower. Featuring tiled splash backs and central heating radiator.

#### Outside

Enclosed rear garden 2 storage sheds a garage and lawned garden with rear gate.



## **Current Tenancy**

The property is currently let on an assured shorthold tenancy of £650pcm. The property can either be sold as an investment with the tenants in situ or with vacant possession subject to the survey of the appropriate notices.

