

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.

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.