

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

Ivanhoe, Manor Farm Gardens, South Anston



- **Individually Deigned 3 Bedroom Detached Bungalow**
- **Sought After Location With in The Village**
- **Offering an excellent refurbishment Opportunity**

Offering huge potential to create the perfect living space, this is a well-proportioned 3 bedroom detached bungalow requiring repair and refurbishment. The property is situated in an incredible location with views from the front forward the impressive St James Church. In Brief the current accommodations includes- Entrance hall, lounge, dining kitchen, 3 bedroom and bathroom. There are gardens to the front, side and rear, and gated drive provides access to the garage.

£240,000

Ivanhoe, Manor Farm Gardens, South Anston S25 5FS

In Summary

Entrance Hall

Lounge 16'3" x 12'4" (9.95m x 3.75m)

Feature fireplace, tiled hearth and back, inset gas fire and central heating radiator.



Kitchen/Diner 12'9" x 12'8" (3.88m x 3.86m)

Includes a range of unit with including base, drawer and high level units, with roll resurfaces and sink unit built in oven and hob and pantry cupboard. Rear porch with storage.



Bathroom

Tiled with WC, hand basin and panelled corner bath, tiled cupboard housing the Baxi gas central heating boiler.

Bedroom One 13'11 x 10'10" (4.24m x 3.30m)

With fitted double wardrobe and central heating radiator.



Bedroom Two 13'1" x 9'2" (3.98m x 2.79m)

Central heating radiator.



Bedroom Three 10'2" x 9'5" (3.09m x 2.87m)

Central heating radiator.

Outside

To the front boundary is an attractive stone built wall, which recedes to a double wrought iron gate providing access to the block paved drive and to the garage. The property has gardens to the front with lawn and shrubbery. To the rear a patio area, lawn and established shrubbery.



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.