

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

1 Nelson Cottages, Worksop



- **One Bedroom (Plus Study) End Cottage**
- **Central Location Close To Amenities**
- **Well-Presented Throughout**

This is charming cottage situated in a tucked away position but still in a central location with easy access to the town centre the canal and other local amenities. The property was extensively refurbished in 2022 and benefits from upvc double glazing and gas central heating system. The accommodation is summary includes front porch, lounge (with wood burning stove), fitted kitchen with built in oven and hob. There is a main first floor principal bedroom and an additional study/occasional room and the bathroom. To be sold either with the current tenants in situ (current rent £575pcm) or with vacant possession (subject to serving the relevant notices etc.)

£80,000

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In Brief

Entrance Porch

With double upvc storm doors and an internal door to the lounge.

Lounge

Featuring a wood burning stove, central heating radiator.



Kitchen

Includes a good range of fitted units, with complimentary work surfaces/breakfast bar. Built in electric oven and fitted ceramic hob, central heating radiator, upvc double glazed rear entrance door.



On The First Floor

Bedroom One

With a range of fitted wardrobes, dressing table and drawers. Central heating radiator.



Bedroom 2/Study

Central heating radiator.

Shower Room

Extensively tiled, fitted wc and basin and fitted shower enclosure.



Outside

An attractive paved sitting area to the front of the property.

Current Tenancy

The current Assured Shorthold tenancy commenced on the 9th October 2025 at £575 per calendar month. Note- Photos were taken prior to the current tenants moving in.

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.