

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 31 Hereford Close, Worksop



- **Extended Three Bedroom Family Home**
- **Well Proportioned bedrooms and Living Space**
- **Poplar Residential Location**
- **Gardens Front And Rear**

Located in a popular residential location, this property has been extended and offers excellent sized well-presented living space. The property in brief includes entrance hall, ground floor wc, lounge/dining room, fitted kitchen, side porch and rear conservatory. There are three well-proportioned bedrooms and a family bathroom. Gardens to the front and rear, and garage to the side of the property.

**£195,000**

# 31 Hereford Close, Worksop, Notts, S81 0PP

## Entrance Hall

UVPC double glazed entrance door and stairs to the first floor

## Ground Floor WC

Fitted hand basin sink and vanity unit, low flush wc, central heating radiator and extractor fan.



## Kitchen 10'10" x 8'3" (3.30m x 2.51m)

With a range of fitted units in a high gloss white finish with base drawer and high level cupboards. Complimentary roll top work surfaces and inset stainless steel sink unit, mixer tap, and drainer. Fitted splash backs, plumbing for automatic washing machine, fitted pantry cupboard and UVPC double glazed side entrance door.



## Lounge/Dining Room

24'3" x 13'3" Reducing to 7'9"  
(7.39m x 4.03m Reducing to 2.36m)

A good sized 'L' shaped room with UVPC double glazed bow style window to the front.



## Side porch 8'11" x 13'3" (2.77m x 4.03m)

UVPC Double glazed windows, UVPC double glazed entrance door and double UVPC door to the rear conservatory. Feature fire place and fitted surround, marble hearth and back and inset gas fire (disconnected).

## On The First Floor

## Bedroom One 12'11" x 9'6" (3.93m x 2.89m)

With fitted wardrobes, high level cupboards, and central heating radiator.





### **Bedroom Two 10'3" x 7'9" (3.12m x 2.36m)**

With fitted double wardrobe, high level cupboard and central heating radiator.



### **Bedroom Three 11'6" x 8'10" (3.50m x 2.69m)**

With fitted high level cupboards and central heating radiator. Fitted double cupboards housing the Worcester gas combi central heating boiler.



### **Landing**

Loft access hatch, insulated, and fitted storage boarding.

### **Bathroom**

Fully tiled, wc and hand basin inset in vanity unit, panelled bath. Shower mixer tap and stainless steel towel rail.



### **Outside**

Pebbled garden to the front with paved path and entry gate. Enclosed rear garden paved patio, lawn and timber shed.



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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.

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