

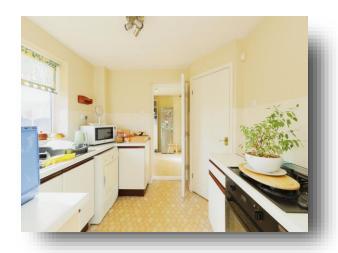
**Bracebridge Avenue, Worksop S80 2DU** 

## welcome to

# **Bracebridge Avenue, Worksop**

FOUR bedroom EXTENDED SEMI-DETACHED family home, located in a very popular area of Worksop close to Kilton Forest Golf Club and Worksop Town Centre, within easy reach of local primary and secondary schools as well as other local essential amenities.













#### Bracebridge Avenue, Worksop Entrance Hall

Entrance via the front facing entrance door leading in to the hall with stairs to the first floor and a central heating radiator.

### Lounge

14' 7" into recess+side of chimney x 11' 6" +dining room ( 4.45m into recess+side of chimney x 3.51m +dining room ) Spacious lounge fitted with laminate flooring and with a front facing double glazed window, central heating radiator, gas fire and arch leading to the dining room.

### **Dining Room**

9' 7" x 8' 11" ( 2.92m x 2.72m )

Arch leading from the lounge to the dining room with laminate flooring, a central heating radiator and rear facing double glazed window.

#### Kitchen

8' 10" MAX x 9' 3" ( 2.69m MAX x 2.82m )

Fitted with a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer, integrated oven and hob, space for dryer and a rear facing double glazed window.

### **Utility Room**

9' 8" x 5' 11" ( 2.95m x 1.80m )

Rear facing double glazed window, rear facing entrance door, worksurfaces fitted with space for fridge freezer, space for washing machine and space for a dishwasher.

### Snug

12' 3" x 9' 8" ( 3.73m x 2.95m )

Front facing double glazed window, coving to the ceiling and a central heating radiator.

#### Landing Bedroom One

9' 8" to back of wardrobe x 18' 9" ( 2.95m to back of wardrobe x 5.71m )

Double bedroom with fitted wardrobes to one wall, central heating radiator, front facing double glazed

window and a rear facing double glazed window.

#### **Bedroom Two**

9' 10" to side of chimney breast x 11' 11" ( 3.00m to side of chimney breast x 3.63m )

Double bedroom with a front facing double glazed window and a central heating radiator.

#### **Bedroom Three**

10' 5" x 9' (3.17m x 2.74m)

Double bedroom with a rear facing double glazed window and a central heating radiator.

#### **Bedroom Four**

9' x 9' (2.74m x 2.74m)

Double bedroom with a front facing double glazed window and a central heating radiator.

#### **Bathroom**

Fitted with a three piece suite comprising a bath with shower over, WC, wash hand basin.

#### Exterior

To the front of the property we have a walled entrance with a pathway leading to the entrance door.

To the rear we have a fenced and enclosed low maintenance garden with a wooden shed, mature shrubs and bushes with a lawn to the side of the property.





### welcome to

# **Bracebridge Avenue, Worksop**

- TENURE: FREEHOLD COUNCIL TAX BAND: B
- FOUR DOUBLE BEDROOM EXTENDED SEMI **DETACHED HOME**
- SOUGHT AFTER LOCATION IN WORKSOP
- SPACIOUS LIVING ACCOMMODATION THROUGHOUT
- OFFERED FOR SALE WITH NO UPWARD CHAIN

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WKS114900



Property Ref: WKS114900 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





### 01909 500505



Worksop@williamhbrown.co.uk



80 Bridge Street, WORKSOP, Nottinghamshire, S80 1JA



williamhbrown.co.uk

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