



Rochester Close, Worksop S81 0PT

welcome to

Rochester Close, Worksop

William H Brown are delighted to be the selling agents of this THREE bedroom SEMI DETACHED family home, located in a popular area in Worksop close to a variety of essential amenities to include Kilton Forest Golf Course, Morrison's and Tesco supermarkets, Bassetlaw Hospital.



Rochester Close, Worksop Entrance Hall

Step inside this lovely home via the front facing entrance door leading in to the hall with stairs leading to the first floor and access in to the lounge.

Lounge

12' 3" x 13' 4" (3.73m x 4.06m)

Spacious lounge area with a large front facing double glazed bay window allowing natural light to flow, a central heating radiator and an electric fire with modern surround.

Dining Room

7' 9" x 11' 2" (2.36m x 3.40m)

Doors leading to the conservatory and a central heating radiator.

Kitchen

11' 2" x 8' 4" (3.40m x 2.54m)

Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer with a tiled splashback, an integrated electric oven, gas hob and extractor fan , integrated fridge freezer, integrated washing machine and side facing entrance door.

Consevatory

An additional reception room with side and facing double glazed windows and rear facing doors opening out in to the rear garden.

Landing

Bedroom One

9' 6" x 13' 2" (2.90m x 4.01m)

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

Bedroom Two

7' 9" x 10' 3" (2.36m x 3.12m)

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

Bedroom Three

6' 8" x 8' 7" (2.03m x 2.62m)

Front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, wash hand basin, WC, central heating radiator and part tiled walls.

Exterior

To the rear we have a fenced and enclosed garden with astroturf and a decked seating area.

Garage



view this property online williamhbrown.co.uk/Property/WKS115103



welcome to

Rochester Close, Worksop

- COUNCIL TAX BAND: B & TENURE: FREEHOLD
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- STORAGE THROUGHOUT
- TWO RECEPTION ROOMS
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WKS115103



Property Ref:
WKS115103 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01909 500505



Worksop@williamhbrown.co.uk



80 Bridge Street, WORKSOP, Nottinghamshire,
S80 1JA



williamhbrown.co.uk