



Clarence Road, Worksop S80 1QB

welcome to

Clarence Road, Worksop

****GUIDE PRICE £125,000-£135,000**** William H Brown are pleased to be the selling agents of this TWO bedroom, TWO bathroom, TWO reception room, SEMI DETACHED home located centrally in Worksop NO ONWARD CHAIN



Clarence Road, Worksoop Lounge

12' 11" x 11' 11" (3.94m x 3.63m)

Entrance to this lovely home via the front facing entrance door leading in to the lounge with a front facing double glazed window, a central heating radiator and fitted with laminate flooring.

Dining Room

13' x 11' inc kitchen (3.96m x 3.35m inc kitchen)

Open plan to the kitchen with a rear facing double glazed window and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, space for fridge freezer, built in oven with gas hob and extractor fan and a side facing double glazed window.

Bathroom

Ground floor bathroom fitted with a three piece suite comprising a bath with shower over, WC, wash hand basin and a side facing double glazed obscure window.

Landing Bedroom One

11' 11" x 13' (3.63m x 3.96m)

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

En-Suite

fitted with a three piece suite comprising a shower, wash hand basin and WC.

Bedroom Two

12' 11" x 11' 11" (3.94m x 3.63m)

Double bedroom with a rear facing double glazed window, a central heating radiator and access into the dressing area / office.

Dressing/Office

12' 4" x 6' 6" (3.76m x 1.98m)

Accessed through bedroom two with a rear facing

double glazed window and a central heating radiator.

Exterior

To the rear we have a fenced and enclosed garden.



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Clarence Road, Workso

- TWO BEDROOM SEMI DETACHED
- MAIN BEDROOM WITH EN-SUITE
- GROUND FLOOR BATHROOM
- TWO RECEPTION ROOMS
- NO UPWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WKS115392 - 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.

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