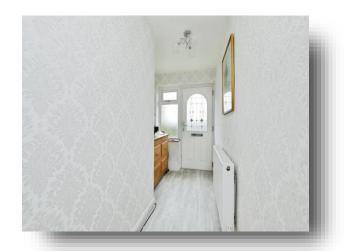


**Shrewsbury Road, Worksop S80 2PA** 

## welcome to

# **Shrewsbury Road, Worksop**

Offered for sale is this TWO double bedroom GROUND FLOOR FLAT located ideally located close to a wide variety of local amenities including both primary and secondary schools, excellent transport links via the nearby A57 giving direct access to the A1 and M1.













# **Shrewsbury Road, Worksop Entrance Porch**

Entrance via the front facing entrance door leading in to the porch with a front facing double glazed obscure window and a central heating radiator.

### Lounge

12' 7" +bay x 11' 10" side of chimney breast +recess ( 3.84m +bay x 3.61m side of chimney breast +recess ) Front facing double glazed bay window, TV aerial, air con and a central heating radiator.

#### Kitchen

9' 4" x 9' 6" ( 2.84m x 2.90m )

Recently fitted with a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer, space for fridge freezer, space for cooker, a rear facing double glazed window, and a rear facing entrance door.

#### **Shower Room**

Recently fitted shower room with a three piece suite comprising a shower cubicle, wash hand basin, WC, and a rear facing double glazed obscure window.

#### **Bedroom One**

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

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

#### **Bedroom Two**

12' 10" x 9' 5" ( 3.91m x 2.87m )

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

#### **Exterior**

Shared driveway to the side, with shared gardens to the front and rear.





## welcome to

# **Shrewsbury Road, Worksop**

- TWO BEDROOM GROUND FLOOR FLAT
- SHARED DRIVEWAY
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- SHARED GARDENS TO THE FRONT & REAR

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 189.60

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Feb 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

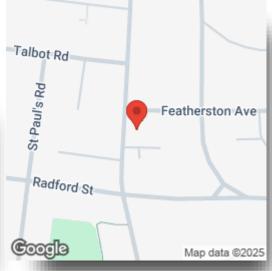
## guide price

# £95,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/WKS115490



Property Ref: WKS115490 - 0002 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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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.





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