









welcome to

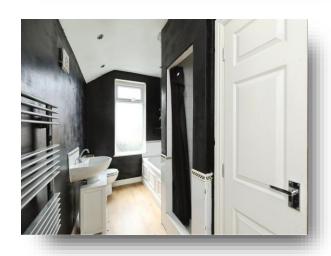
Clarence Road, Worksop

Offered for sale is this TWO bedroom, TWO reception room MID TERRACED home located centrally in Worksop offering convenient access to a wide range of local amenities to include major supermarkets, both primary and secondary schools and excellent transport links via the nearby Worksop Train Station a











Clarence Road, Worksop Lounge

11' 9" x 12' 9" (3.58m x 3.89m)

Entrance via the front facing entrance door leading in to the lounge with a front facing bay window, coving to the ceiling and a fireplace.

Dining Room

11' 9" x 12' 7" (3.58m x 3.84m)

Rear facing window, central heating radiator and coving to the ceiling.

Kitchen

15' 9" x 6' 4" (4.80m x 1.93m)

Fitted with a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer, splashback tiling, space for fridge freezer, integrated oven with gas hob and extractor fan above, spotlights, side facing entrance door and a side facing window.

Cloakroom

Fitted with a WC, wash hand basin and a side facing window.

Landing Bedroom One

11' 9" x 13' 1" (3.58m x 3.99m)

Double bedroom with a rear facing window and access to the bathroom.

Bathroom

Fitted with a four piece suite comprising a bath, shower, WC, wash hand basin and a rear facing window.

Bedroom Two

11' 9" x 12' 9" (3.58m x 3.89m)

Double bedroom with a front facing window.

Exterior





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Clarence Road, Worksop

- TWO BEDROOM MID TERRACED HOME
- CENTRAL LOCATION CLOSE TO AMENITIES
- TWO RECEPTION ROOMS
- NO UPWARD CHAIN
- FOUR PIECE BATHROOM SUITE

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£95,000

view this property online williamhbrown.co.uk/Property/WKS115346



Property Ref: WKS115346 - 0008 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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