



**Gateford Road, Worksop S81 7DB**



**welcome to**

**Gateford Road, Worksop**

Offered for sale is this TWO double bedroom END-TERRACED property located in a popular area in Worksop close to a wide variety of essential amenities which include TESCO & ASDA supermarkets, OFSTED rated secondary schools, restaurants as well as excellent transport links nearby.



## **Gateford Road, Workson Entrance Porch**

Step inside via the side facing entrance door leading in to the porch with a front facing double glazed window.

## **Lounge**

13' 2" MAX x 11' 4" ( 4.01m MAX x 3.45m )

Front facing double glazed window and a central heating radiator.

## **Kitchen**

10' 5" x 11' 3" ( 3.17m x 3.43m )

Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer with splashback tiling, integrated oven with electric hob and extractor fan, central heating radiator, a rear facing double glazed window and stairs leading to the first floor.

## **Bathroom**

Fitted with a three piece suite comprising WC, wash hand basin, bath, part tiled walls, central heating radiator and a rear facing double glazed window.

## **Landing**

### **Bedroom One**

11' 4" x 13' 3" ( 3.45m x 4.04m )

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

### **Bedroom Two**

10' 8" x 8' 3" ( 3.25m x 2.51m )

Double bedroom with a rear facing double glazed window, central heating radiator and access to a storage cupboard.

## **Exterior**

To the rear we have a fenced and enclosed lawn.



***view this property online*** [williamhbrown.co.uk/Property/WKS115086](http://williamhbrown.co.uk/Property/WKS115086)



welcome to

## Gateford Road, Worksop

- TWO DOUBLE BEDROOM END TERRACED
- WELL MAINTAINED THROUGHOUT
- IDEAL FOR AN INVESTOR OR FIRST TIME BUYER
- CENTRAL LOCATION IN WORKSOP
- OFFERED FOR SALE WITH NO UPWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in the region of

**£110,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WKS115086](https://williamhbrown.co.uk/Property/WKS115086)



Property Ref:  
WKS115086 - 0020

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](mailto:Worksop@williamhbrown.co.uk)



80 Bridge Street, WORKSOP, Nottinghamshire,  
S80 1JA



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**