

106 WELBECK STREET WORKSOP, S80 4TP

£110,000
FREEHOLD

****GUIDE PRICE £110,000-£115,000****

Offered for sale with no upward chain is this well-presented and deceptively spacious two-bedroom traditional end-terraced home, benefiting from an additional nursery/dressing room and two generously sized reception rooms. This attractive property is ideal for first-time buyers, young families, or investors alike. Situated in the sought-after village of Whitwell, the property enjoys pleasant open views over a nearby park and is surrounded by beautiful countryside walks. A range of local amenities, including schools, shops, pubs, and excellent bus routes, are all within easy reach, making this a fantastic location for a variety of buyers. The accommodation briefly comprises a welcoming and well-proportioned living room featuring a charming cast-iron fireplace, a generous dining room with an electric fireplace and a large under-stairs storage cupboard, and a fitted kitchen with access to the rear garden. To the first floor are two spacious double bedrooms, both benefiting from built-in wardrobes, together with a versatile nursery/dressing room accessed from the second bedroom, and a well-appointed three-piece family bathroom. Externally, the property enjoys an attractive frontage and a private, low-maintenance rear garden with a patio, lawn, mature shrubs, a useful storage shed, secure gated side access, and the added convenience of an outside WC.

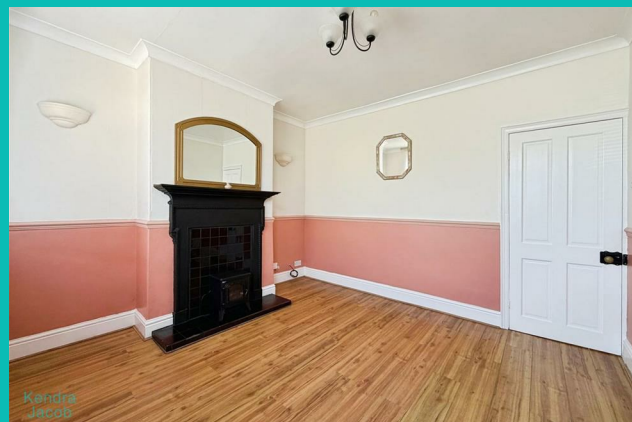
**Kendra
Jacob**

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106 WELBECK STREET

• GUIDE PRICE £110,000-£115,000 • TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES • NURSERY ROOM • TWO GENEROUS SIZE RECEPTION ROOMS • PRIVATE REAR GARDEN • OVERLOOKS AN ATTRACTIVE PARK • LOCATED IN A DESIRABLE VILLAGE LOCATION • GREAT AMENITIES INCLUDING BUS ROUTES, SCHOOLS, SHOPS, COUNTRYSIDE WALKS AND LOCAL PUBS • SELLING WITH NO CHAIN



LIVING ROOM

Featuring a front-facing double-glazed uPVC window and matching uPVC entrance door. Finished with laminate flooring, a central heating radiator, a charming cast-iron fireplace, TV point, and multiple power points.

INNER HALLWAY

A hallway with stairs rising to the first floor provides access to the remaining accommodation.

DINING ROOM

A generously sized dining room with a rear-facing double-glazed window overlooking the garden. Features include an electric fireplace with a marble surround, a large under-stairs storage cupboard, laminate flooring, picture rail, central heating radiator, and power points. An internal door leads through to the kitchen.

KITCHEN

Fitted with a range of wall and base units complemented by work surfaces incorporating a stainless steel sink and drainer. There is space for a freestanding cooker and washing machine, tiled splashbacks, and a wall-mounted central heating boiler. A side-facing double-glazed window and UPVC door provide access to the rear garden.

FIRST FLOOR-LANDING

With power point and access to all first-floor accommodation.

BEDROOM ONE

A spacious double bedroom with a front-facing double-glazed uPVC window, built-in wardrobe, central heating radiator, and power points.

BEDROOM TWO

A good-sized double bedroom with a rear-facing double-glazed uPVC window enjoying pleasant views over the park and surrounding greenery. The room benefits from a built-in wardrobe with hanging rail, additional storage cupboard, loft access, central heating radiator, power points, and access to the adjoining dressing room/nursery.

DRESSING/NURSERY ROOM

A versatile room ideal as a dressing room, nursery, or home office. Features include a side-facing double-glazed uPVC window, central heating radiator, power points, ceiling access panel, and direct access to the bathroom.

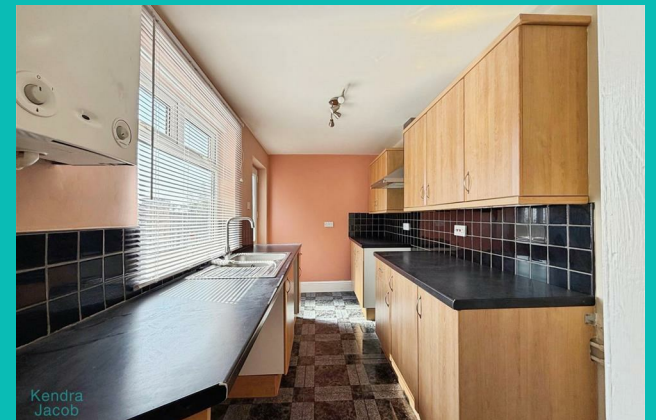
BATHROOM

Appointed with a three-piece suite comprising a pedestal wash hand basin, low-flush WC, and bath with electric shower over. Additional features include partially tiled walls, ceramic tiled flooring, wall-mounted mirror, extractor fan, central heating radiator, and a rear-facing obscure double-glazed window.

EXTERNAL

To the front of the property is an attractive frontage with gravelled areas and established planting providing kerb appeal. Further to the rear is a private, low-maintenance enclosed garden featuring a patio seating area, lawn, wooden sleeper borders with mature shrubs and trees, a useful storage shed, outdoor WC and a secure gated side access.

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ADDITIONAL INFORMATION

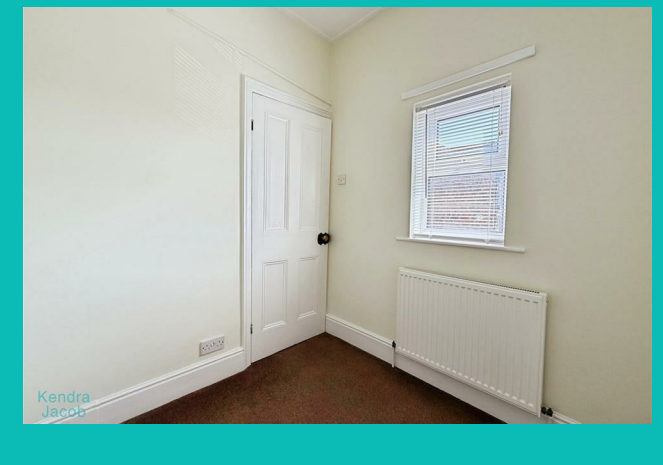
Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 871.06 sq ft

Tenure – Freehold



Ground Floor
Approx. 41.7 sq. metres (449.3 sq. feet)



First Floor
Approx. 39.2 sq. metres (422.4 sq. feet)



Total area: approx. 81.0 sq. metres (871.8 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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