



## 17 BRIAR LEA WORKSOP, S80 3QL

**£175,000**  
**FREEHOLD**

\*\*\*\*GUIDE PRICE £175,000-£185,000\*\*\*\*

Offered for sale is this well-presented two-bedroom semi-detached home, lovingly maintained by the current owners and ideal for a wide range of buyers. Situated in the sought-after St Annes area of Worksop, close to St Annes church, schools, supermarkets and other amenities. The property welcomes you; entrance hall, a well-proportioned living room, and a fitted kitchen/diner to the ground floor.

To the first floor are two generous double bedrooms and a modern family bathroom suite.

Externally, the property benefits from a block-paved driveway providing off-street parking, an attached garage, and an attractive rear garden featuring lawn and patio areas perfect for outdoor enjoyment.

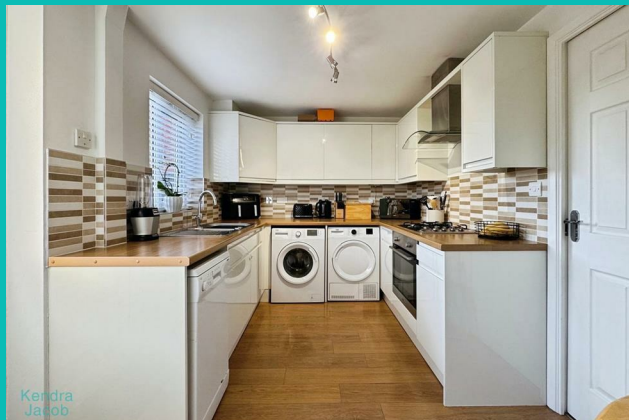
**Kendra  
Jacob**

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# 17 BRIAR LEA

- Semi-detached • Two double bedrooms • Off road parking for 2 cars • Garage • Newly fitted front door • Newly fitted windows in front bedroom, living room and bathroom • Fantastic location within walking distance into town centre and other amenities • Ideal for a first time buyer • Attractive rear garden • \*\*\*\*GUIDE PRICE £175,000-£185,000\*\*\*\*



## ENTRANCE HALL

With a front facing composite door, a side facing double glazed window and stairs leading to the first floor accommodation.

## LIVING ROOM

With a front facing double glazed window, TV point, power points, central heating radiator and a built in storage cupboard.

## KITCHEN/DINER

Having a range of wall and base units, work surfaces incorporating stainless steel sink and drainer, Integrated four ring gas hob with electric oven and stainless steel cooker hood above. Power points, splashback tiling, laminate flooring, plumbing for a washing machine and dishwasher. Central heating radiator, a rear facing double glazed window overlooking the garden and a rear facing Upvc door giving access to the rear.

## FIRST FLOOR-LANDING

With loft access.

## BEDROOM ONE

With a front facing double glazed window, built in wardrobe with sliding mirrored doors, a built in storage cupboard, power points and a central heating radiator.

## BEDROOM TWO

With a rear facing double glazed window, power points, laminate flooring and a central heating radiator.

## BATHROOM

A fully tiled three piece bathroom suite comprising of a

panelled bath with electric shower, wash hand vanity unit with low flush w/c, chrome towel radiator, built in airing cupboard, wall mounted LED mirror and a rear facing double glazed obscure window.

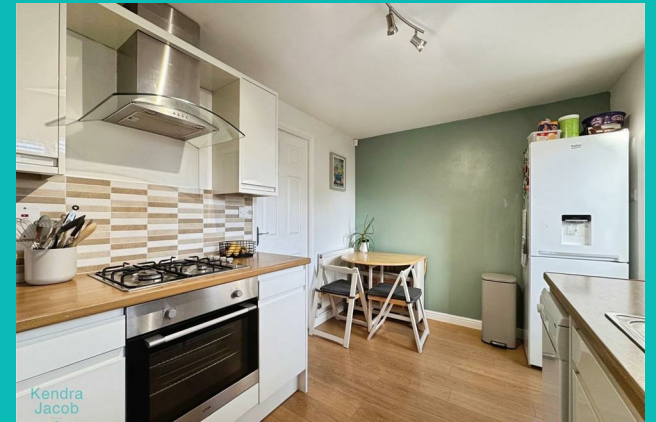
## EXTERNAL

To the front of the property, a block-paved driveway provides parking for two vehicles and access to the garage. The garage leads through to the rear garden, which is attractively landscaped with a combination of lawn and patio areas. Raised wooden sleeper beds showcase a variety of shrubs and plants, while additional features include fenced boundaries, an outside tap, and a dedicated BBQ area, ideal for outdoor entertaining.

## GARAGE

With up and over door and power. There is also a secure side gated access leading to the garden from the garage.

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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

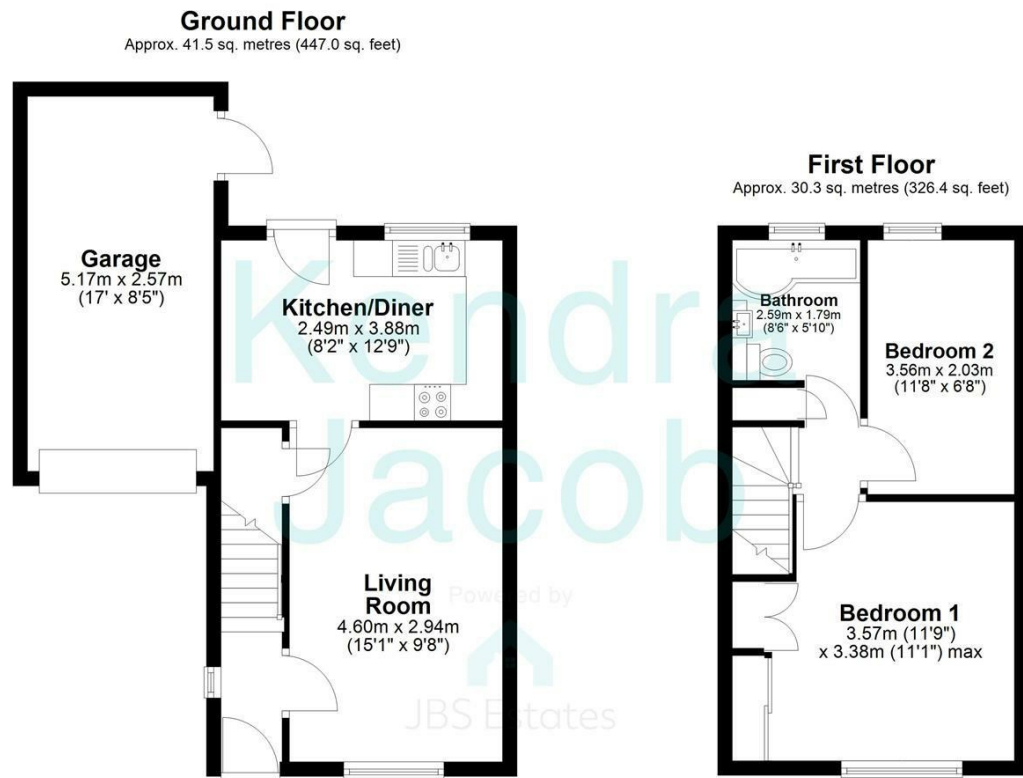
**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 773.30 sq ft

**Tenure** – Freehold

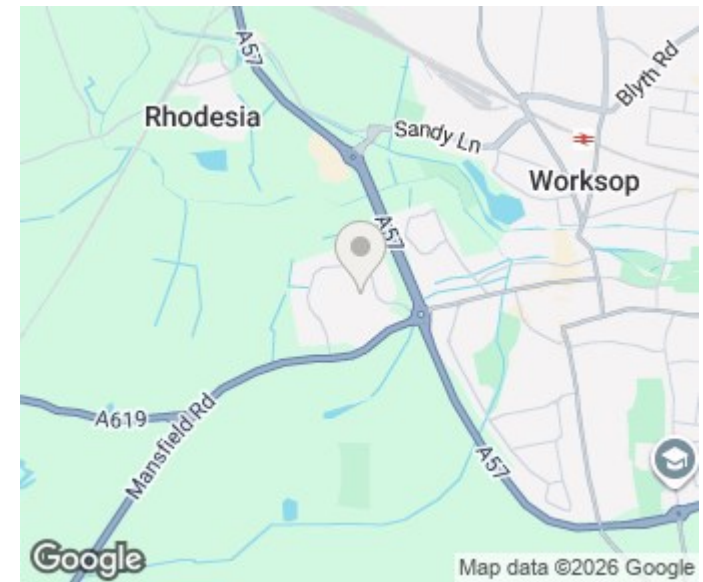




Total area: approx. 71.8 sq. metres (773.3 sq. feet)

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		
(69-80) C	72	78
(55-68) D		
(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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