





9 NEW HOLLES COURT

WORKSOP, S80 2LU

£110,000

FREEHOLD

Guide Price £110,000 - £120,000

An excellent opportunity for first-time buyers looking to take their first step onto the property ladder or investors seeking a promising addition to their portfolio.Situated in a convenient location within Worksop, this well-positioned property offers comfortable accommodation alongside easy access to a range of local amenities and transport links. The accommodation briefly comprises a welcoming lounge, a dining kitchen, two well-proportioned bedrooms and a family bathroom fitted with a bath, shower over and shower screen.Externally, the property benefits from a small courtyard area to the front, while to the rear is a fully enclosed garden featuring a lawned area and patio, providing an ideal space for outdoor relaxation and entertaining. A garden shed is also included in the sale. The property is conveniently situated for Worksop town centre, with a variety of shops, supermarkets, schools and everyday amenities within easy reach. Local public transport facilities provide connections around Worksop and to neighbouring areas, while the nearby A1 road network offers convenient access for commuters travelling further afield. An ideal opportunity for first-time buyers or investors alike. Early viewing is recommended to appreciate the accommodation and convenient location on offer. BOOK A VIEWING NOW - DO NOT MISS OUT

Sue Furniss

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• Guide Price £110,000 - £120,000 • Perfect For First Time Buyer Or Investor Alike • Town Centre Location • Convenient For The A1 Motorway Network • Close To Local Amenities • Within Easy Reach Of Clumber Park • Two Bedroomed Property • Lounge Dining Kitchen • Family Bathroom With Three Piece Suite • BOOK A VIEWING NOW - DO NOT MISS OUT





Entrance Hall

With front door leading into the entrance hall, having laminate flooring, central heating radiator and stairs rising to the first floor accommodation.

Lounge

Spacious lounge with window overlooking the front elevation, decorative coving to the ceiling, ceiling rose, useful understairs storage cupboard and central heating radiator.

Dining Kitchen

A good sized dining kitchen with a range of wall and base units with complimentary work surfaces over. There is a built in electric oven, with electric hob and extractor above. There is a stainless steel sink with mixer tap, window overlooking the rear garden and door leading onto the rear garden and patio area. Plumbing for automatic washing machine and the central heating boiler is located in the kitchen.

First Floor Landing

Stairs rise to the first floor landing. With useful storage cupboard and access to the loft space.

Bedroom One

With sliding door wardrobes, coving to the ceiling, window overlooking the front and central heating radiator.

Bedroom Two

With window overlooking the rear, coving to the ceiling, central heating radiator and laminate flooring.

Family Bathroom

Fitted with a three piece suite to include bath with shower over (including rain shower attachment), close coupled WC and vanity wash hand basin, central heating radiator, mirror, partially tiled walls and central heating radiator.

Outside

To the front of the property is a courtyard area. There is an allocated parking space and visitors space to the property. To the rear is a lawned area of garden, shed, fully enclosed and patio area perfect for entertaining. There is also an independent exit to the street from the rear garden.

Agents Notes

The property also benefits from additional storage in the attic.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

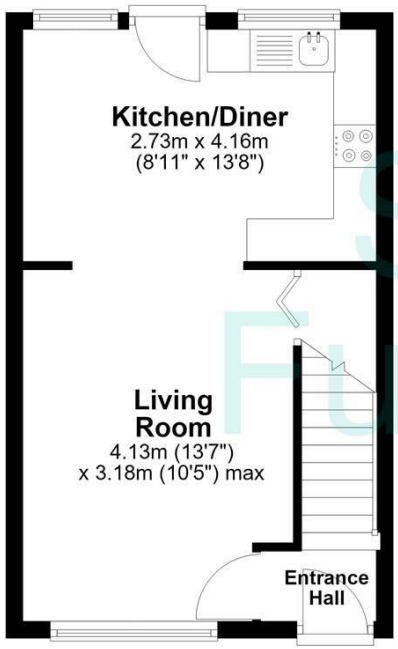
Floor Area – 626.30 sq ft

Tenure – Freehold

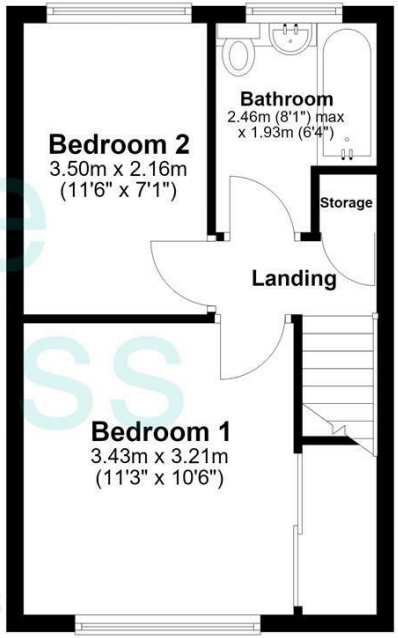




Ground Floor
Approx. 28.9 sq. metres (311.1 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.1 sq. feet)

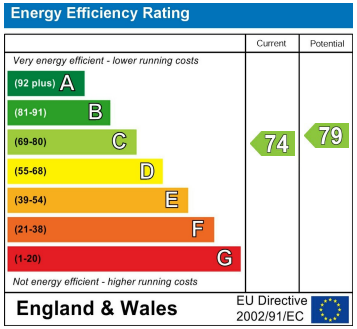


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Total area: approx. 58.2 sq. metres (626.3 sq. feet)

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.





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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