





9 CARNOUSTIE
WORKSOP, S81 0DB

£140,000
FREEHOLD

****GUIDE PRICE £140,000-£150,000****

A well-proportioned three-bedroom property offering spacious living accommodation, comprising an entrance hall, a good-sized living room and a fitted kitchen/diner with access to the rear garden. To the first floor are three bedrooms, a family bathroom and a useful built-in storage cupboard. Externally, the property benefits from an enclosed, low-maintenance rear garden featuring gravelled and paved patio areas, along with a secure gated side entrance. Situated in a highly sought-after location, the property is conveniently positioned within walking distance of local shops, schools, a doctor's surgery and the hospital. Offering practical living space and convenient access to a range of local amenities, this property presents an excellent opportunity for families, first-time buyers and investors alike.

Kendra Jacob
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9 CARNOUSTIE

• GUIDE PRICE £140,000-£150,000 • THREE BEDROOMS • READY TO ADD YOUR OWN STAMP ON • SPACIOUS PROPERTY • CLOSE TO AMENITIES & KILTON GOLF COURSE • SELLING WITH NO CHAIN





ENTRANCE HALL

The entrance hall features a front-facing UPVC double-glazed window, a central heating radiator, a built-in storage cupboard and stairs leading to the first floor.

LIVING ROOM

A good-sized living room featuring a front-facing double-glazed window, a central heating radiator and laminate flooring.

KITCHEN/DINER

The kitchen/diner is 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 cooker, plumbing for a washing machine and vinyl flooring. A rear-facing double-glazed window provides natural light, while a rear-facing UPVC door offers access to the garden. The room also provides space for a dining table and benefits from a central heating radiator.

FIRST FLOOR-LANDING

The landing provides access to the bedrooms and bathroom, along with loft access and a built-in storage cupboard.

BEDROOM ONE

A generous-sized bedroom featuring a rear-facing double-glazed window, built-in storage and a central heating radiator.

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

The partially tiled bathroom comprises a corner bath with a shower over, a pedestal wash hand basin and a low-flush WC. Further features include a central heating radiator and a rear-facing obscure double-glazed window.

EXTERNAL

To the rear of the property is an enclosed, low-maintenance garden featuring gravelled and paved patio areas, providing space for outdoor seating and relaxation. Steps lead to the rear of the property, with a secure gated side entrance providing access.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 856.60 sq ft

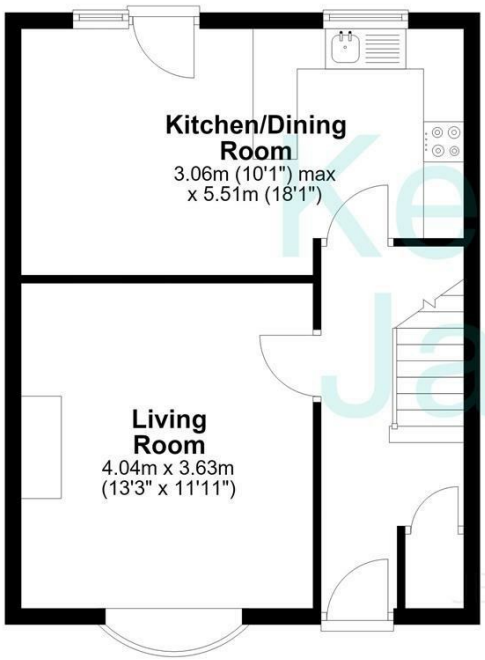
Tenure – Freehold





Ground Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



First Floor

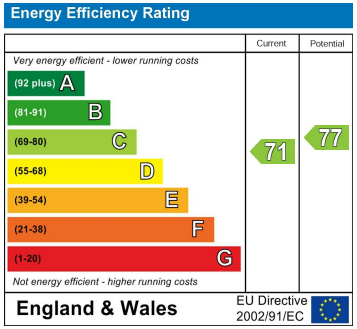
Approx. 39.7 sq. metres (427.0 sq. feet)



Total area: approx. 79.6 sq. metres (856.6 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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