



32 FOREST LANE
WORKSOP, S80 2QH

£125,000
FREEHOLD

**Kendra
Jacob**

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JBS Estates

32 FOREST LANE

- No Chain • Perfect For A First Time Buyer Or Family • Convenient For Clumber Park • Driveway Providing Off Road Parking • School Catchment • Three Bedrooms • Downstairs Cloakroom • Convenient For The Motorway Network • In Need Of Modernisation • **BOOK A VIEWING NOW**



Entrance Hall

With front door leading into the entrance hallway with stairs rising to the first floor accommodation. Useful storage cupboard. Window to the side.

Lounge

With patio doors looking out no to the rear garden. Coving to the ceiling. Dado rail. Central heating radiator.

Dining Kitchen

Fitted with a comprehensive range of wall and base units with complimentary work surfaces over. Stainless steel sink unit. Windows to the front and rear elevations. Central heating radiator.

Downstairs Cloakroom

Comprising of low flush WC and wash hand basin.

First Floor Landing

Stairs rise to the first floor,. Window overlooking the front. Storage cupboard having louvre doors. Access to the loft space.

Bedroom One

Having fitted wardrobes, windows overlooking the front and rear elevations. Central heating radiator.

Bedroom Two

Bedroom Three

With built in wardrobes, window overlooking the rear and central heating radiator.

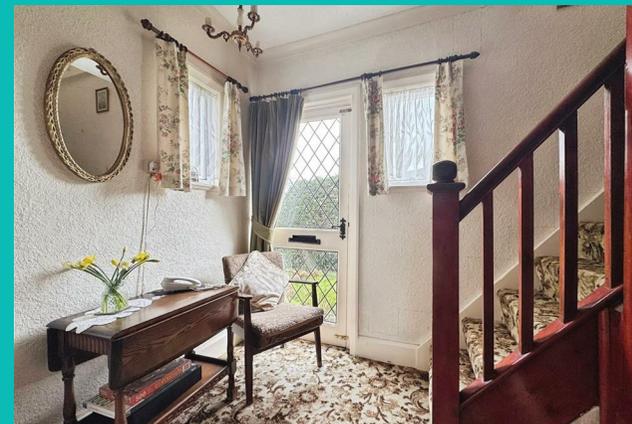
Family Bathroom

Briefly comprising of panelled bath, pedestal wash hand basin and low flushWC. Central heating radiator. Window.

Outside

To the front of the property is a lawned area of garden with hedging giving that extra privacy. There is a driveway to the side allowing off road parking. To the rear is a large garden which is mainly laid to lawn.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

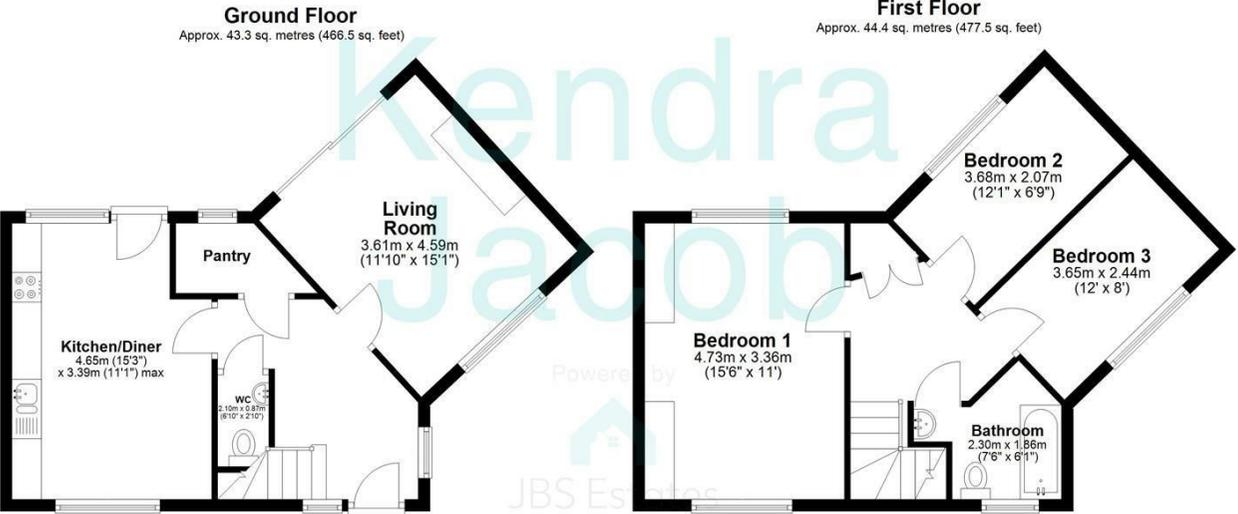
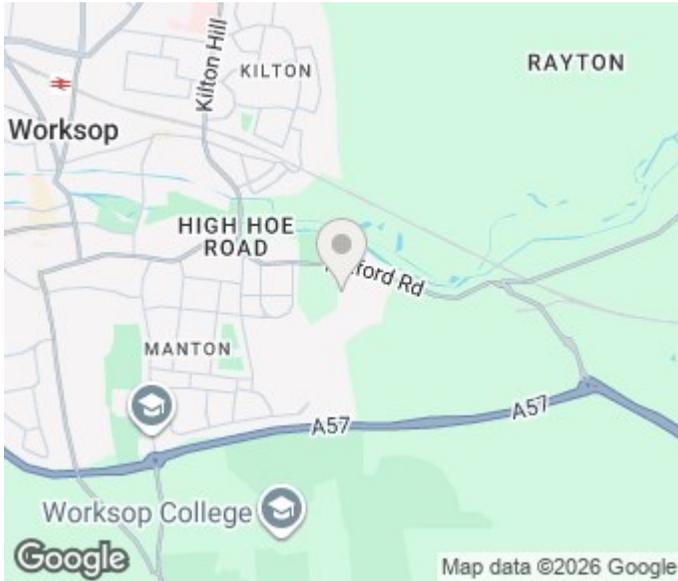
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 944.00 sq ft

Tenure – Freehold





Total area: approx. 87.7 sq. metres (944.0 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		
(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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