



5 CLINTON STREET WORKSOP, S80 2RY

£110,000
FREEHOLD

A well presented, spacious two-bedroom home offers an ideal opportunity for first-time buyers, young families, or investors. The property has been improved and features a generous living room with an attractive exposed brick feature fireplace, a modern fitted kitchen/dining room perfect for everyday living and entertaining, two well-proportioned double bedrooms, and a contemporary family bathroom. Outside, a fully enclosed rear garden provides a private space with both patio and lawned areas, ideal for relaxing or enjoying outdoor dining. Combining well-maintained accommodation with practical living space, this delightful home is ready to move straight into.

**Kendra
Jacob**

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5 CLINTON STREET

- SELLING WITH NO CHAIN • TWO DOUBLE BEDROOMS • NEWLY FITTED KITCHEN, BATHROOM AND FLOORING • IDEAL FOR FIRST TIME BUYERS & INVESTORS



LIVING ROOM

A generously sized living room featuring a front-facing double-glazed window and a front-facing uPVC entrance door. The room benefits from a central heating radiator, TV point, multiple power points, and an attractive exposed brick feature wall with fireplace.

KITCHEN/DINER

A spacious kitchen/dining room fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated electric oven with electric hob and stainless steel cooker hood with extractor over. Additional features include laminate flooring, central heating radiators, power points, rear-facing double-glazed windows, and a side-facing UPVC door providing access to the rear garden. There is also a dado rail and a useful understairs storage cupboard.

FIRST FLOOR-LANDING

With power point and loft access, providing access to two double bedrooms and the modern family bathroom.

BEDROOM ONE

A generous double bedroom with a front-facing double-glazed window, built-in storage cupboard, central heating radiator, power points, and a wall-mounted central heating boiler.

BEDROOM TWO

A well-proportioned double bedroom with a rear-facing double-glazed window, central heating radiator, and power points.

BATHROOM

A modern fitted bathroom comprising a panelled bath with shower over, pedestal wash hand basin, low-flush WC, heated towel radiator, PVC panelled ceiling, extractor fan, wall panelling, and a rear-facing obscure double-glazed window.

EXTERNAL

To the outside is a fully enclosed garden with secure gated access, offering both patio and lawned areas, an outside tap, and fenced boundaries, providing a private and secure outdoor space.

5 CLINTON STREET





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ADDITIONAL INFORMATION

Local Authority – BASSETLAW

Council Tax – Band A

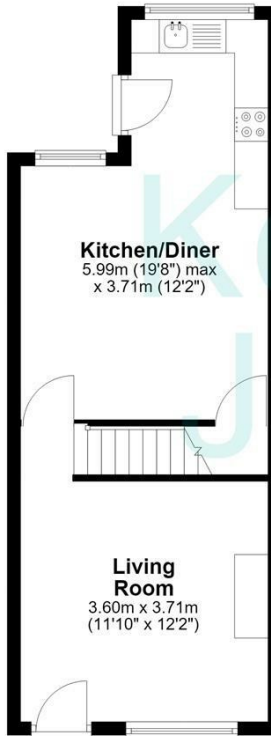
Viewings – By Appointment Only

Floor Area – 768.80 sq ft

Tenure – Freehold



Ground Floor
Approx. 35.3 sq. metres (380.1 sq. feet)

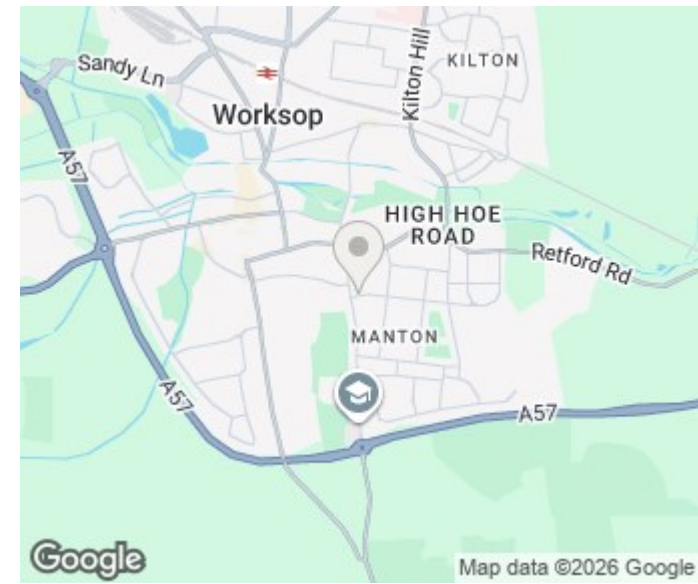


First Floor
Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 71.4 sq. metres (768.8 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			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra Jacob

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