



11 WELBECK STREET WORKSOP, S80 1PY

£145,000
FREEHOLD

This modern and beautifully presented three-bedroom property offers spacious accommodation throughout and is ready to move straight into, making it an ideal purchase for first-time buyers, investors or growing families alike. Offered for sale with no upper chain, the property features a bright bay-fronted living room, generous dining room, contemporary high-gloss fitted kitchen and stylish ground floor bathroom suite. To the first floor are three well-proportioned bedrooms, all finished to a modern standard. Externally, the property benefits from a low-maintenance front garden and an enclosed rear garden, mainly laid to lawn, providing an excellent outdoor space for relaxing and entertaining.

Conveniently located close to Worksop town centre, the train station and a wide range of local amenities, this fantastic home offers both comfort and convenience in a sought-after location.

**Kendra
Jacob**

Powered by

JBS Estates

11 WELBECK STREET

- Modern and spacious three-bedroom property
- Beautifully presented throughout
- Ready to move straight into
- Offered for sale with no upper chain
- Bright bay-fronted living room
- Contemporary high-gloss fitted kitchen
- Stylish ground floor bathroom suite
- Enclosed rear garden laid mainly to lawn
- On street permit parking available
- Close to Worksop town centre, train station and local amenities



LOUNGE

A bright and spacious living room, beautifully presented and tastefully decorated, featuring a front-facing uPVC double glazed bay window, central heating radiator, stylish laminate wood flooring and a useful storage cupboard. Doors provide access to the inner hallway and dining room.

INNER HALL

Having access to a generous under-stairs storage cupboard.

DINING ROOM

A generously proportioned dining room, ideal for entertaining and family dining, with a rear-facing uPVC double glazed window, central heating radiator and modern laminate wood flooring. Access to the staircase rising to the first floor landing and a door leading into the fitted kitchen.

KITCHEN

A modern high-gloss fitted kitchen comprising a range of wall and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap. Integrated electric oven, four-ring ceramic hob with extractor canopy above, and space for a freestanding fridge freezer and washing machine. Partially tiled walls, tiled flooring, wall-mounted combination boiler and side-facing uPVC double glazed window. Access leads into the rear entrance hall and downstairs bathroom.

REAR INNER HALL

Having a side-facing uPVC double glazed entrance door

providing access to the rear garden, tiled flooring and a door leading into the downstairs bathroom.

DOWNSTAIRS BATHROOM

A contemporary bathroom suite comprising a panelled bath with shower mixer tap and glass shower screen, pedestal wash hand basin and low flush WC. Complemented by partially tiled walls, tiled flooring, central heating radiator, electric extractor fan and side-facing obscure uPVC double glazed window.

FIRST FLOOR LANDING

With laminate flooring, central heating radiator and doors leading to three well-proportioned bedrooms.

MASTER BEDROOM

A spacious and well-presented principal bedroom featuring a front-facing uPVC double glazed window, central heating radiator and laminate wood flooring.

BEDROOM TWO

A further generous double bedroom with rear-facing uPVC double glazed window, central heating radiator, loft access hatch and laminate wood flooring.

BEDROOM THREE

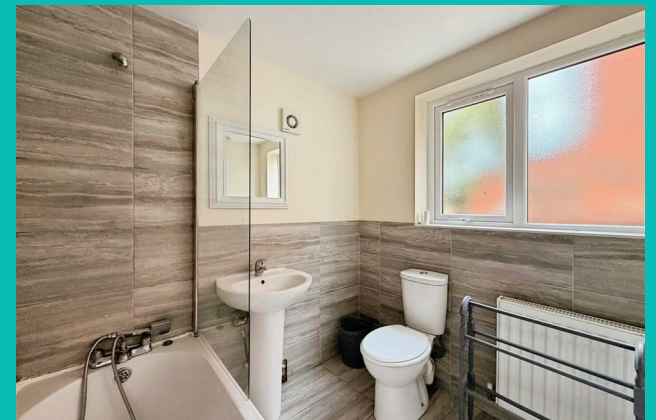
A well-sized third bedroom with rear-facing uPVC double glazed window, central heating radiator and laminate wood flooring.

EXTERIOR

To the front of the property is a low-maintenance walled garden. To the rear is an enclosed garden, mainly laid to lawn with a garden shed, creating an ideal outdoor space

for relaxing and entertaining. On-street permit parking is also available.

11 WELBECK STREET





11 WELBECK STREET

ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

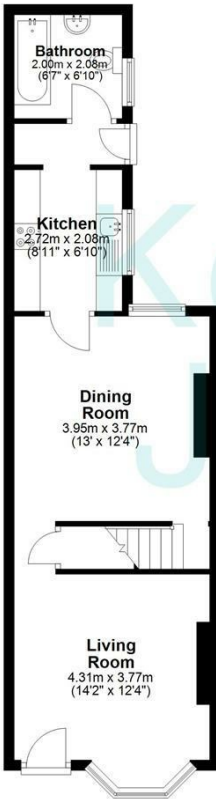
Viewings – By Appointment Only

Floor Area – 940.50 sq ft

Tenure – Freehold



Ground Floor
Approx. 44.6 sq. metres (480.3 sq. feet)



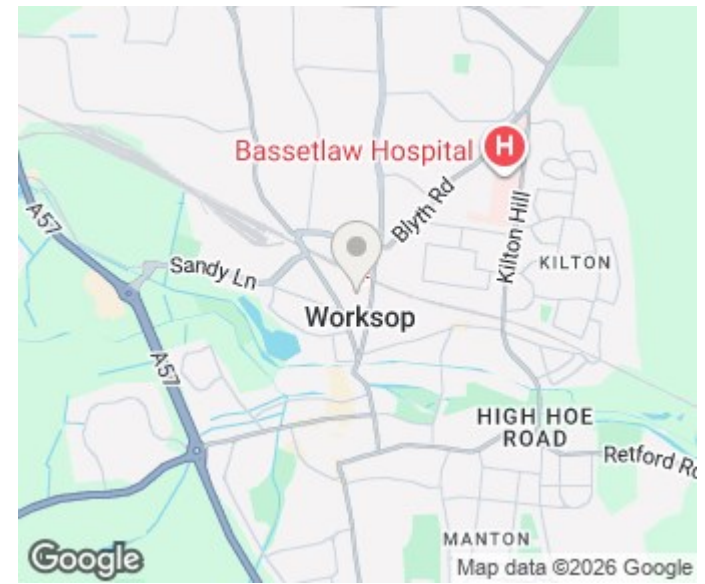
First Floor
Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 87.4 sq. metres (940.5 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			87
(69-80) C		70	
(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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

**Kendra
Jacob**

Powered by
 JBS Estates