

# BURGIN ATKINSON

& C O M P A N Y



## 23 Vessey Road

Worksop, Nottinghamshire, S81 7PJ

**£145,000**



TWO BEDROOM SEMI DETACHED HOME WITH THIRD ROOM IDEAL FOR AN OFFICE OR NURSERY - NO ONWARD CHAIN - IN NEED OF A SCHEME OF RENOVATION - IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY - SPACIOUS LIVING ROOM AND KITCHEN - LARGE REAR GARDEN - OFF STREET PARKING FOR 1 VEHICLE



## Description

Vessey Road is ideally positioned close to a range of local amenities including shops, well-regarded schools, and leisure facilities. Excellent transport connections are also on offer, with convenient access to both the A1 and M1 motorway networks, making it perfect for commuters and families alike.

Internally, the property offers a spacious living room with a bay window and electric fire. The kitchen diner has a UPVC door which offers access into the rear garden.

To the first floor, you will find bedroom 1 with a bay window, bedroom two which is a double bedroom with a storage cupboard and bedroom three which is a small box room. The bathroom offers a bath with overhead shower, hand wash basin and w/c.

Externally, the rear garden is spacious and mostly laid to lawn with a patio area and two wooden sheds. To the front of the property is a driveway providing parking for a vehicle and a small patch of grass which can be converted for further parking.

To book a viewing, give us a call on 01777 712611.

**Kitchen/Diner 16'5" x 8'3" (5.02m x 2.52m)**

**Living Room 12'0" x 12'2" (3.68m x 3.71m)**

**Hallway 2'8" x 12'2" (0.83m x 3.73m)**

**Cupboard 2'8" x 6'4" (0.82m x 1.94m)**

**Bedroom One 11'9" x 11'8" (3.60m x 3.56m)**

**Bedroom Two 8'7" x 11'6" (2.63m x 3.51m)**

**Bedroom Three 5'10" x 5'5" (1.79m x 1.67m)**

**Bathroom 8'0" x 8'3" (2.45m x 2.53m)**

**Landing 3'1" x 6'5" (0.95m x 1.98m)**

## General Remarks & Stipulations

**Council Tax:** We are advised by Bassetlaw District Council that this property is in Band A.

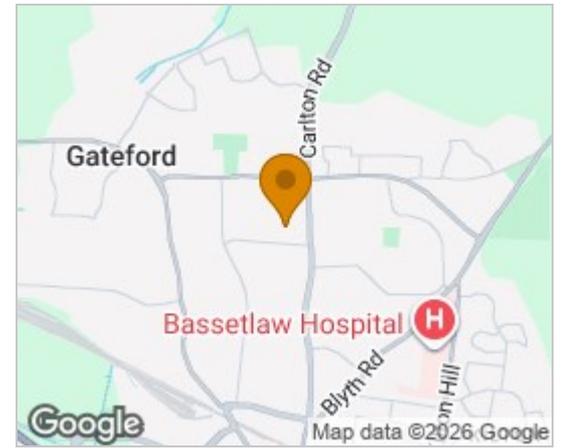
**Services:** Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**Floorplans:** The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

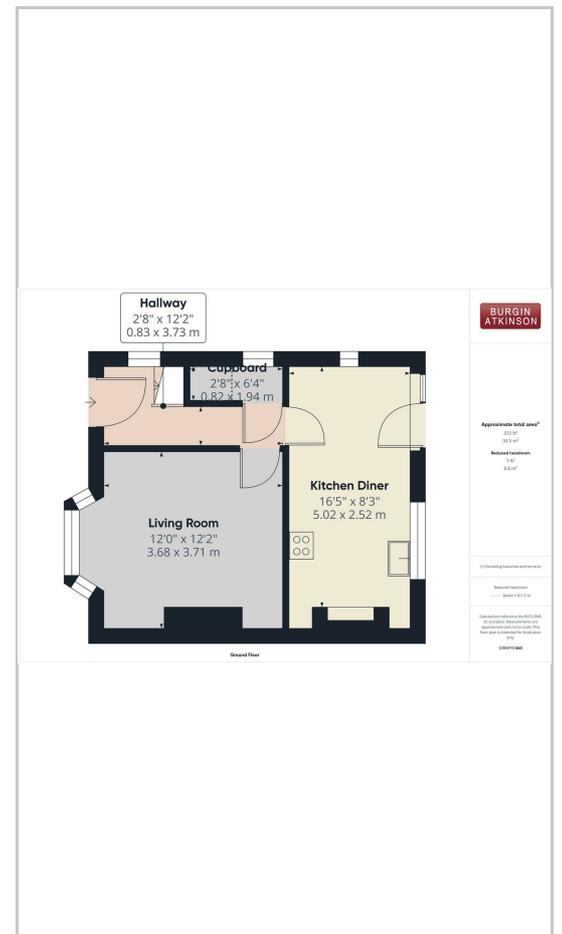
**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**General:** Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

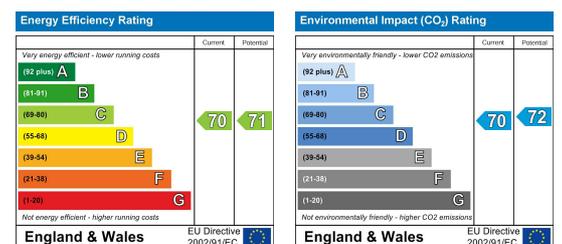
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.