

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

95 Cavendish Road, Worksop



- **Two-Bedroom Semi-Detached House**
- **Generous Dual-Aspect Lounge & Dining Space**
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- **Ideal Logic Max Heat 15 Gas Central Heating Boiler**

A well-proportioned two-bedroom semi-detached home situated within a popular residential location close to local schools and transport routes. The property offers an entrance hall, through lounge, fitted kitchen, two bedrooms, and a bathroom. Externally benefiting from a private, enclosed rear garden with useful outbuildings. Ideal for first-time buyers or investors.

£ 125,000

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Ground Floor

Entrance Hallway

Having an entrance door, under-stairs recess, built-in double storage cupboard, coving to the ceiling, ceiling rose, and stairs rising to the first floor. Central heating radiator.

Lounge 6.34m x 3.15m (20'10" x 10'4")

Beginning with a central fireplace having a wall-mounted gas fire set upon a tiled back and raised hearth. Featuring coving to the ceiling, ceiling rose, double glazed window to the front elevation, and a single French-style doorway opening out to the rear garden. Central heating radiator.



Kitchen 3.01m x 2.44m (9'11" x 8'0")

Fitted with a range of base, drawer, and high-level cupboard units, complementary work surfaces incorporating a stainless steel sink unit with mixer tap, and tiled splashbacks. Integrated appliances include a stainless steel oven, four-ring stainless steel hob, and an extractor fan. Providing plumbing and space for an automatic washing machine, coving to the ceiling, a side entrance door, and a concealed Ideal Logic Max Heat 15 gas-fired central heating boiler. Central heating radiator.



First Floor

Bedroom 1 4.67m x 3.00m (15'4" x 9'10")

Having built-in storage cupboards and coving to the ceiling. Central heating radiator.



Bedroom 2 3.25m x 3.24m (10'8" x 10'8")

Having built-in storage cupboards and a fitted tank cupboard. Central heating radiator.

Bathroom

Fitted bathroom suite.



Outside Space



Front Garden

A gated pedestrian pathway with steps leading to the entrance door, flanked by lawned garden areas to either side.



Rear Garden

A private and fully enclosed rear garden featuring an extensive lawn, mature conifer borders, a garden pond, an outside tap, two outside brick storage units, and a substantial timber storage shed measuring approximately 5.64m x 2.37m (18'6" x 7'9"). Gated access to the side of the property.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

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