



**Turnberry, Worksop S81 0JY**

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## **Turnberry, Worksop**

Offering a fantastic opportunity for buyers looking to personalise a property, this home provides generous living accommodation throughout and benefits from significant recent upgrades, including a brand-new boiler with a 10-year warranty and a new roof with a 25-year warranty.



## **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## **Turnberry, Workop Entrance Hall**

Welcoming entrance hall featuring a front-facing double-glazed door, central heating radiator, and staircase leading to the first floor.

## **Lounge**

A bright and inviting lounge with a front-facing double-glazed window, central heating radiator, and a feature gas fire with attractive surround. The room includes laminate flooring, coving to the ceiling, two wall lights, a TV point, and an open archway flowing seamlessly into the dining room.

## **Dining Room**

A well-proportioned dining area with rear-facing double-glazed doors opening out to the garden, complemented by matching side panels. Finished with laminate flooring, a central heating radiator, and coving to the ceiling.

## **Kitchen**

A functional kitchen fitted with a range of wall and base units, work surfaces with inset sink and drainer, and an integrated oven with ceramic hob. Benefits include tiled splashbacks, plumbing for a washing machine, space for additional under-counter appliances, a rear-facing double-glazed window, and a side entrance door.

## **Landing**

Access to all first floor accommodation.

## **Bedroom One**

A spacious double bedroom featuring a front-facing double-glazed window, modern spotlights, and a central heating radiator.

## **Bedroom Two**

Featuring a rear-facing double-glazed window and a central heating radiator.

## **Bedroom Three**

A bright bedroom offering a front-facing double-glazed window and a central heating radiator.

## **Bathroom**

Fitted with a three-piece suite comprising a bath, wash hand basin, and WC. Additional features include modern spotlights, a heated towel rail, and a rear-facing double-glazed window providing natural light.

## **Exterior Garage**

With up and over door, power and light.



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## Turnberry, Worksop

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Driveway and gated access to garage
- New boiler with 10-year warranty

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£155,000**



Please note the marker reflects the postcode not the actual property

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