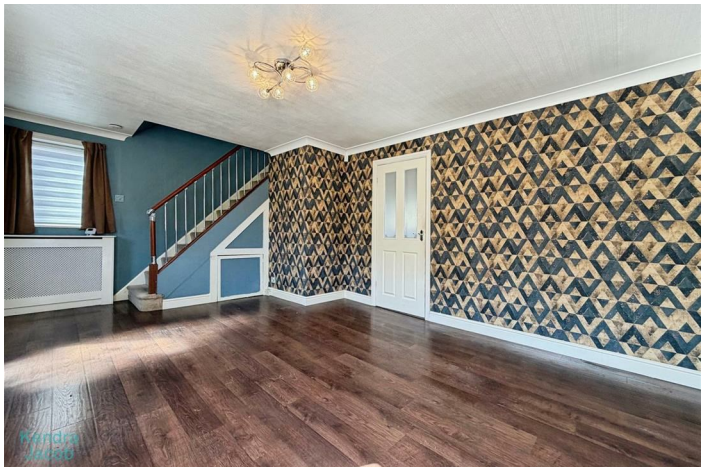


# 4 HERRICK DRIVE

## WORKSOP, S81 0EW

## £140,000

## FREEHOLD

GUIDE PRICE £140,000 - £150,000

An excellent opportunity to acquire this three-bedroom property, ideally suited to buyers looking for a home ready for your ideas, your style and your stamp. The property offers well-proportioned accommodation arranged over two floors, including a generous living room, open-plan kitchen/diner requiring renovation, three bedrooms and a family bathroom.
Externally, the property benefits from a gated front garden with mature planting, secure side access and a generous rear garden incorporating lawn, paved patio and gravelled areas. Two useful outbuildings provide additional storage and versatile space, both benefiting from power, lighting and shelving.
Offered for sale with no onward chain, this property represents an exciting opportunity for families, first-time buyers or investors seeking a home with excellent potential and generous outside space.

Kendra Jacob
Powered by
JBS Estates

# 4 HERRICK DRIVE

• SEMI-DETACHED • THREE BEDROOMS • READY TO ADD YOUR OWN STAMP ON • TWO RECEPTION ROOMS • OUTBUILDINGS WITH POWER • LOCATED IN THE POPULAR AREA OF KILTON • SELLING WITH NO CHAIN • IDEAL FOR FIRST TIME BUYERS • ATTRACTIVE FRONT AND REAR GARDENS

## LIVING ROOM

A generously proportioned reception room with a front-facing UPVC entrance door, front-facing double-glazed UPVC window and additional side-facing double-glazed obscure window. Features include a wall-mounted electric fire, power points, television points, central heating radiator, laminate flooring and stairs rising to the first-floor accommodation.

## KITCHEN/DINER

Currently arranged as an open-plan space, the kitchen/diner is in need of renovation and offers excellent potential for the new owner to create a modern family kitchen and dining area. There is an existing range of wall and base units with work surfaces incorporating a stainless-steel sink and drainer, gas hob and electric oven. The room provides ample space for a generous dining table and benefits from a central heating radiator, wall-mounted central heating system, rear-facing double-glazed UPVC windows, tiled and laminate flooring, and a side-facing UPVC door providing access to the rear garden.

## FIRST FLOOR-LANDING

The first-floor landing provides access to all bedrooms and the bathroom, together with a side-facing double-glazed obscure window and a useful built-in storage cupboard with shelving.

## BEDROOM ONE

A good-sized bedroom with a front-facing double-glazed UPVC window, central heating radiator, fitted wardrobes incorporating drawers and shelving, and power points.

## BEDROOM TWO

A further well-proportioned bedroom with a rear-facing double-glazed UPVC window, central heating radiator, power points and fitted wardrobes with sliding doors and hanging rail.

## BEDROOM THREE

A versatile third bedroom with a front-facing double-glazed UPVC window, built-in storage cupboard, power points and central heating radiator.

## BATHROOM

The bathroom comprises a three-piece suite including a corner bath with shower over, low-flush WC and wash hand basin. Further features include a central heating radiator, decorative wall panels, partial tiling and a rear-facing double-glazed obscure window

## EXTERNAL

To the front of the property is a gated entrance with steps leading down to the property. The front garden is mainly laid to lawn and features mature bushes and palm trees. Secure gated side access leads through to the rear garden. The generous rear garden offers a combination of lawn, paved patio areas and gravelled sections, enclosed by fenced boundaries. There is an external water tap and access to two useful outbuildings.

Two versatile outbuildings provide excellent additional storage and potential for a variety of uses. Both benefit from power points, shelving and lighting.

# 4 HERRICK DRIVE

Kendra
Jacob

# 4 HERRICK DRIVE

## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

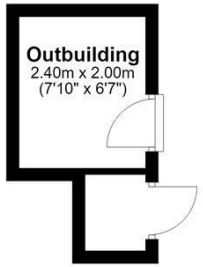
**Council Tax** – Band A

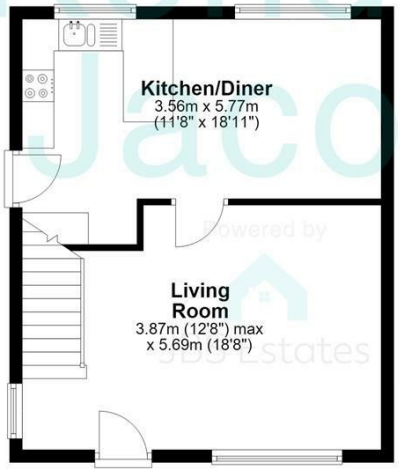
**Viewings** – By Appointment Only

**Floor Area** – 1046.40 sq ft

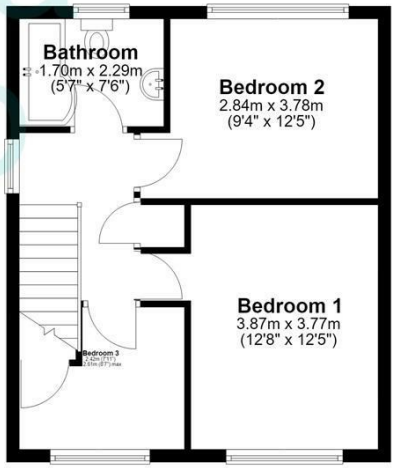
**Tenure** – Freehold

## Ground Floor
Approx. 56.9 sq. metres (612.4 sq. feet)



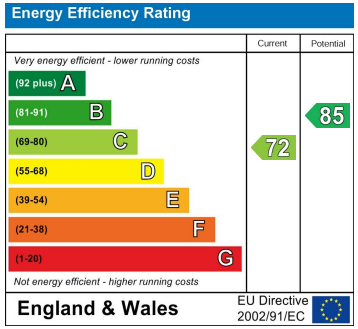




## First Floor
Approx. 40.3 sq. metres (434.0 sq. feet)




Total area: approx. 97.2 sq. metres (1046.4 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.




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

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