



## 10 THE WILLOWS STUBBING LANE WORKSOP, S80 1ND

**£90,000  
FREEHOLD**

\*\*\*\*\*GUIDE PRICE £90,000 - £100,000 \*\*\*\*\*

This generously sized two-bedroom mid-terrace property is offered to the market with no upward chain, presenting a fantastic opportunity for first-time buyers or investors. While the property is in need of some modernisation and care, it offers great potential to become a warm and welcoming home once again.

With well-proportioned rooms and a layout ideal for comfortable living, this home is ready for someone to breathe new life into it.

In brief the property comprises; kitchen with main entrance door, separate dining room and living room to the ground floor. To the first floor are two generous size bedrooms and a three piece bathroom suite. Externally, the property benefits from; off road parking, useful outbuilding and a low-maintenance rear garden with mainly laid to patio.

**Kendra  
Jacob**

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# 10 THE WILLOWS STUBBING

- GUIDE PRICE £90,000 - £100,000 • TWO DOUBLE BEDROOMS • SELLING WITH NO UPWARD CHAIN • TWO RECEPTION ROOMS • OFF ROAD PARKING • IDEAL INVESTMENT OR FIRST HOME • WALKING DISTANCE TO THE TOWN CENTRE • COMBI BOILER FITTED TO THE PROPERTY

## KITCHEN

With a range of wall and base units, worksurface incorporating stainless sink and drainer, space for a cooker, plumbing for a washing machine, splashback tiles, tiled flooring, power points, a double glazed window and a side facing Upvc entrance door giving main access into the property.

## EXTERNAL

To the outside is off road parking, outbuilding, enclosed rear garden with mainly laid patio.

## DINING ROOM

A generous size room with a double glazed window, power points, central heating radiator and door giving access to the stairs.

## LIVING ROOM

With a double glazed window, power points, TV point, central heating radiator, wall mounted gas fire and a Upvc door giving access to the garden.

## FIRST FLOOR-LANDING

With loft access and access to two double rooms and bathroom suite.

## BEDROOM ONE

With a double glazed window, power points, central heating radiator, cast iron fireplace and a built in cupboard.

## BEDROOM TWO

With a double glazed window, cast iron fireplace, power points, central heating and electric radiator.

## BATHROOM

A three piece suite comprising of a panelled bath with shower over, pedestal sink, low flush w/c, central heating radiator, built in storage cupboard housing the combi boiler and a double glazed obscure window.



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### ADDITIONAL INFORMATION

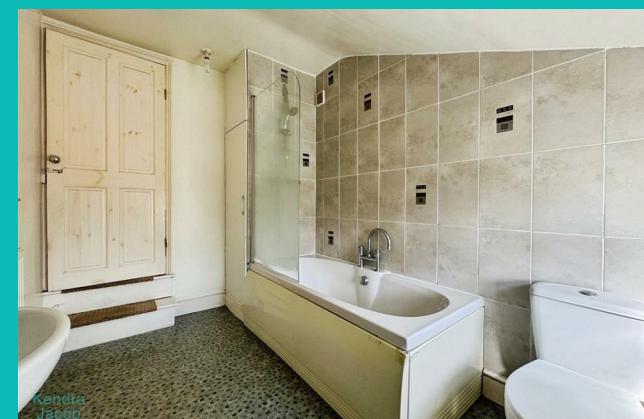
**Local Authority** – Bassetlaw

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 801.30 sq ft

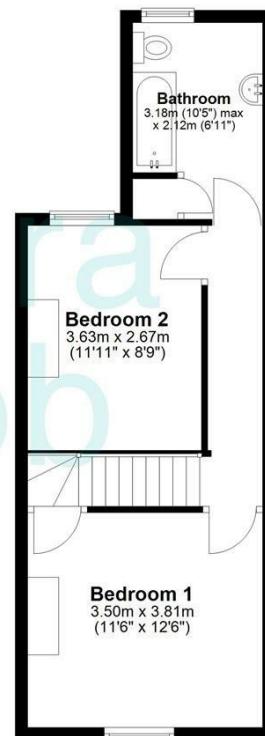
**Tenure** – Freehold



**Ground Floor**  
Approx. 37.1 sq. metres (399.5 sq. feet)



**First Floor**  
Approx. 37.3 sq. metres (401.8 sq. feet)



Total area: approx. 74.4 sq. metres (801.3 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(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

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