



35 FOREST HILL ROAD WORKSOP, S81 0UH

£150,000
FREEHOLD

GUIDE PRICE £150,000 - £160,000

An immaculately presented modern two-bedroom semi-detached home, ideally situated within the popular residential area of Thievesdale, conveniently positioned close to local shops, reputable schools and a wide range of everyday amenities.

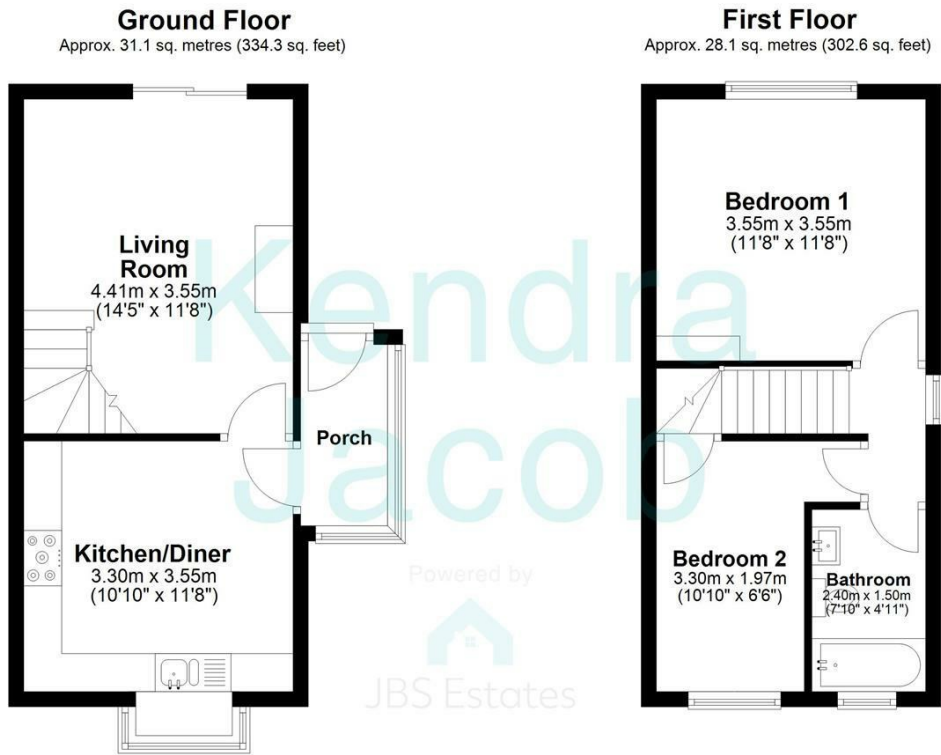
This stylish property offers contemporary living throughout and briefly comprises a welcoming entrance porch, a beautifully fitted kitchen/diner with integrated appliances, and a spacious living room with patio doors opening onto the rear garden. To the first floor are two well-proportioned double bedrooms and a modern family bathroom finished to a high standard.

Occupying a generous plot, the property benefits from attractive gardens to the front, side and rear, predominantly laid to lawn with mature shrub and tree borders. A driveway provides off-road parking for two vehicles, making this an ideal purchase for first-time buyers, young families or those looking to downsize.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

Kendra
Jacob

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Total area: approx. 59.2 sq. metres (636.9 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		70	
(55-68) D			
(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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