



11 ST. DAVIDS CLOSE WORKSOP, S81 0RP

£130,000
FREEHOLD

****GUIDE PRICE £130,000-£140,000****

An exciting opportunity to acquire this spacious three-bedroom home, offering fantastic potential for buyers looking to modernise and add their own personal touch. Well-proportioned throughout, the property provides a generous living/dining room, a fitted kitchen, a convenient downstairs WC, three good-sized bedrooms, and a family bathroom, creating the perfect blank canvas to create a wonderful home.

Externally, the property enjoys gardens to both the front and rear, with the enclosed rear garden featuring lawn and patio areas along with useful outbuildings providing excellent storage. Ideally positioned close to a wide range of local amenities, well-regarded schools, Bassetlaw Hospital, doctors' surgeries, and excellent transport links, this property is perfectly suited to first-time buyers, growing families, or investors seeking a home with superb potential in a convenient location.

**Kendra
Jacob**

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11 ST. DAVIDS CLOSE

• GUIDE PRICE £130,000-£140,000 • THREE BEDROOMS • IDEAL FOR FIRST TIME BUYERS • WALKING DISTANCE TO SHOPS, BASSETLAW HOSPITAL, BUS ROUTES & SCHOOLS • MID-TERRACED • SELLING WITH NO CHAIN



ENTRANCE HALL

Entered via a front-facing uPVC entrance door, the welcoming entrance hall features a central heating radiator, a useful understairs storage cupboard, and a further built-in storage cupboard. Stairs rise to the first-floor accommodation.

DOWNSTAIRS WC

Fitted with a low-flush WC, wash hand basin, built-in storage cupboard with shelving, and a front-facing double-glazed obscure window.

LIVING ROOM

A generously proportioned reception room featuring a front-facing double-glazed bow window and a rear-facing double-glazed window, allowing plenty of natural light throughout. The room also benefits from central heating radiators, TV point, and power points.

KITCHEN

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. There is plumbing for a washing machine, space for an electric oven, tiled splashbacks, tiled flooring, a useful storage cupboard, a front-facing double-glazed window, and a rear access door leading to the rear porch and outbuildings.

REAR PORCH

With tiled flooring and a side-facing UPVC door providing access to the garden. Two useful outbuildings offer excellent storage space and potential for conversion, subject to any necessary consents.

FIRST FLOOR-LANDING

With loft access, power point, and a built-in airing cupboard housing the central heating system.

BEDROOM ONE

A spacious double bedroom with a front-facing double-glazed window, central heating radiator, fitted wardrobes, and power points.

BEDROOM TWO

With a rear-facing double-glazed window, central heating radiator, and power points.

BEDROOM THREE

With a rear-facing double-glazed window, central heating radiator, and power points.

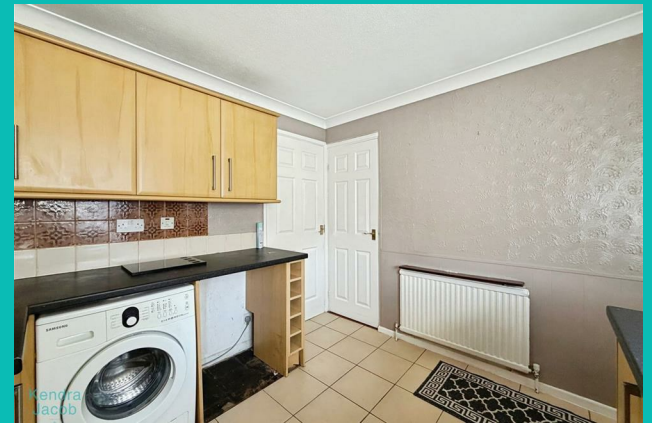
BATHROOM

Comprising a panelled bath with shower over, wash hand basin, low-flush WC, central heating radiator, and a front-facing double-glazed obscure window.

EXTERNAL

To the outside of the property enjoys a gated entrance and features lawn and patio areas, an external water tap, and useful outbuildings providing additional storage.

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ADDITIONAL INFORMATION

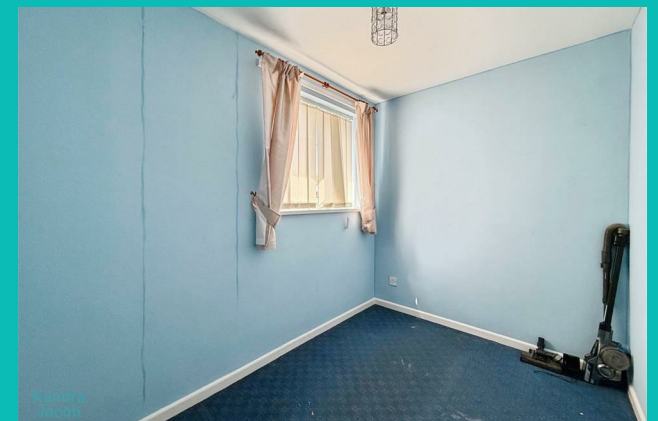
Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

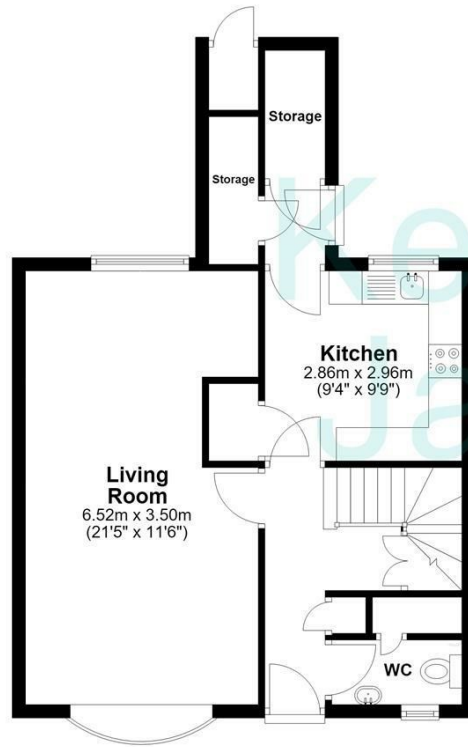
Floor Area – 1001.90 sq ft

Tenure – Freehold



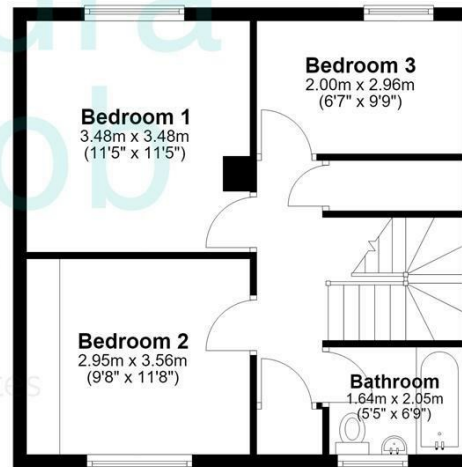
Ground Floor

Approx. 49.4 sq. metres (531.3 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



Total area: approx. 93.1 sq. metres (1001.9 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		
(69-80) C		
(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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