



70 WAVERLEY PLACE WORKSOP, S80 2SZ

£120,000
FREEHOLD

****GUIDE PRICE £120,000 - £130,000****

A well-proportioned two-bedroom semi-detached property offering generous living accommodation and attractive gardens. The property is entered via a welcoming entrance hall with useful under-stairs storage and provides access to a spacious living room and well-equipped kitchen. The generous living room benefits from a front-facing double-glazed bow window, additional rear windows, garden access and a feature gas fire with tiled surround, creating a comfortable and versatile family space. To the first floor are two good-sized double bedrooms, both benefiting from built-in storage, together with a wet-room style shower room and access to the loft.

Externally, the property enjoys a gated front garden with lawn and pathway access, along with gated side access leading to the rear. The extensive rear garden is arranged over two levels and provides lawned and paved areas, mature trees and shrubs, fenced boundaries, an outside tap and access to two useful outbuildings. Further benefits include double glazing, gas central heating and excellent outside space, making this an appealing home for a range of buyers.

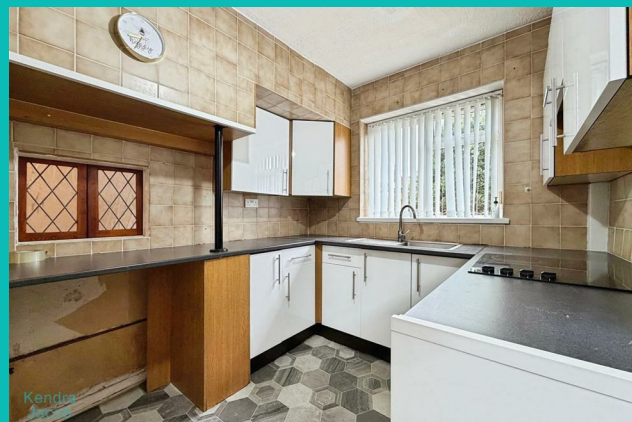
**Kendra
Jacob**

Powered by

JBS Estates

70 WAVERLEY PLACE

• SEMI-DETACHED • TWO DOUBLE BEDROOMS • OFFERS FANTASTIC POTENTIAL • PERFECT FOR FIRST TIME BUYERS • POPULAR AREA OF WORKSOP • GUIDE PRICE £120,000-£130,000 • EXTENSIVE REAR GARDEN • OUTBUILDINGS TO THE PROPERTY, IDEAL FOR STORAGE • SOLAR PANELS FITTED TO THE PROPERTY • SELLING WITH NO CHAIN



ENTRANCE HALL

Accessed via a front-facing wooden entrance door, the entrance hall features a side-facing double-glazed window, central heating radiator, PowerPoint and useful under-stairs storage area with stairs leading to the first-floor accommodation.

LIVING ROOM

A generous-sized reception room featuring a front-facing double-glazed bow window, additional rear-facing double-glazed windows and a rear-facing entrance door providing access to the garden. The room benefits from PowerPoints, central heating radiators and a gas fire with tiled surround. A serving hatch provides access through to the kitchen.

KITCHEN

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless-steel sink and drainer, integrated electric hob and oven. There is plumbing for a washing machine and space for a fridge freezer. Further features include vinyl flooring, central heating radiator, rear-facing double-glazed window overlooking the garden and a wooden side access door leading directly to the garden.

FIRST FLOOR-LANDING

The first-floor landing has a side-facing double-glazed window, central heating radiator and access to the loft space.

BEDROOM ONE

A generous-sized double bedroom with front-facing double-glazed windows, central heating radiator and built-in storage cupboards.

BEDROOM TWO

A further double bedroom with a rear-facing double-glazed window, built-in storage cupboard with shelving and central heating radiator.

SHOWER ROOM

Comprising a wet-room style shower area with electric shower, wash hand basin, low-flush WC, partially tiled walls, extractor fan, central heating radiator and rear-facing double-glazed obscure window.

EXTERNAL

To the front of the property, access is provided via a gated entrance with a pathway leading to the front entrance. There is a lawned front garden, useful entrance storage and a further side gated access leading to the rear of the property. To the rear is an extensive, mature garden arranged over two levels, offering lawned areas and a paved patio, surrounded by established trees, bushes and fenced boundaries. The garden benefits from an outside tap and access to two useful outbuildings.

70 WAVERLEY PLACE





Kendra
Jacob

70 WAVERLEY PLACE

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

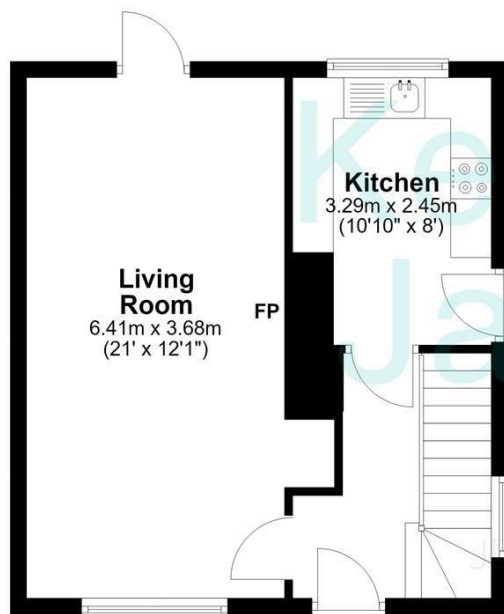
Floor Area – 798.70 sq ft

Tenure – Freehold



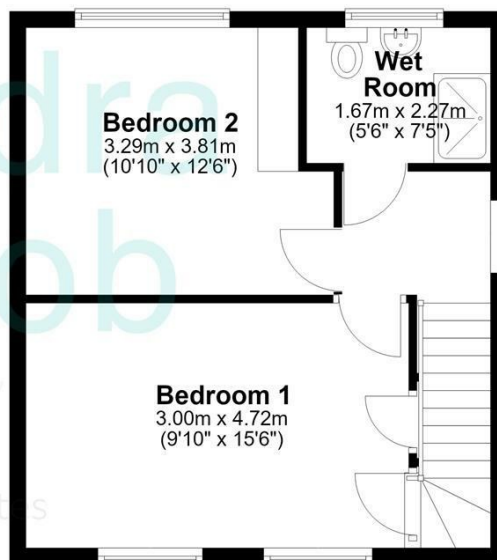
Ground Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



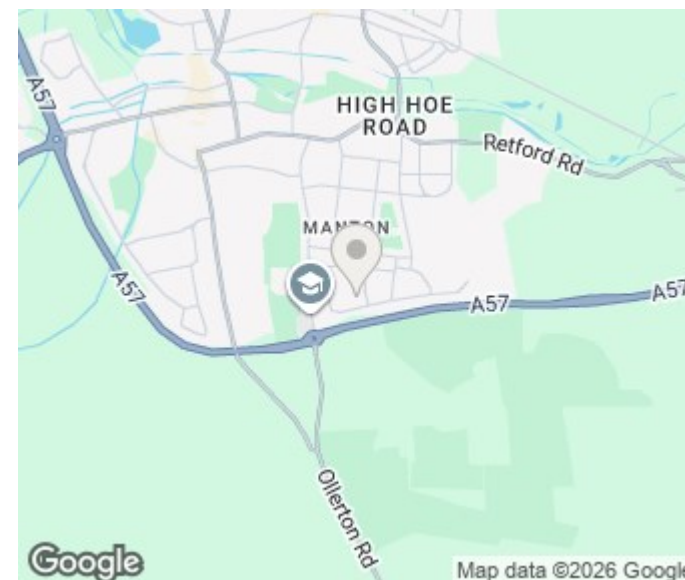
First Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



Total area: approx. 74.2 sq. metres (798.7 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	78	80
(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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra
Jacob

Powered by
JBS Estates