

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

31 Grafton Street, Worksop



- **Investment Opportunity**
- **Traditionally Styled 2 Bed Terrace**
- **Sale Subject to Existing Tenancy (£600 pcm) Long Standing Existing Tenant**
- **Conveniently Located for Local Services**

A traditionally styled two bedroom mid terrace property located in popular location close to local amenities, including schools and supermarkets. The property is being sold subject to the existing tenancy (£600 pcm) and offers a sound investment opportunity. In brief comprising through lounge, rear kitchen, and two first floor bedrooms. Double glazing throughout, re-roofed, gas central heating

£ 85,000

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Through Lounge 27'9 x 12' Reducing to 9'2 (8.40m x 3.65m/2.79m)

Coved ceiling, dado rail, central heating radiator, stairs to the first floor and UPVC entrance door.



Kitchen 10'6 x 6'4 (3.2m x 1.93m)

Includes base, drawer and high level cupboards, fitted complimentary work surfaces and stainless steel sink unit. Ideal gas combi boiler, ceramic tiled floor.



Rear Lobby

Ceramic tiled floor, UPVC double glazed rear door.

Bathroom

Fully tiled white suite. WC, pedestal hand basin, panelled bath and central heating radiator.



Bedroom 1- 12'5 x 11'11 (3.78m x 3.63m)

Coved ceiling and central heating radiator.



Bedroom 2- 12'1 x 11'11 (3.68m x 3.63m)

Dado rail, coving to the ceiling and central heating radiator.



Outside

To the rear of the property a useful storage shed and a lawned garden beyond.



Viewing

In order to respect the current tenant's privacy and to avoid any wasted time, interested parties will be requested to provide proof of funding in advance of any viewing, which will be strictly by appointment.

Current Tenancy

The property is being sold subject to the existing tenancy. (Assured shorthold). The current tenant has been in the property in excess of 10 years and currently pays £600 per calendar month.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.