



33 SHIREOAKS ROW WORKSOP, S81 8LP

**£175,000
FREEHOLD**

OFFERED FOR SALE WITH NO CHAIN. This property is situated in this popular area and must be viewed to appreciate the size of accommodation on offer. The property has a newly fitted kitchen with a comprehensive range of wall and base units in light grey and complimentary work surfaces and tiled splash backs. The lounge has a fire surround and window overlooking the front. To the first floor are two good sized bedrooms and family bathroom. To the second floor is a further bedroom having window allowing extra natural light. To the front of the property is a courtyard area and to the rear is a low maintenance garden which has artificial grass, patio area and useful outbuildings. There is a gate which gives access to the rear to the hard standing providing off road parking. **BOOK A VIEWING NOW - DO NOT MISS OUT**

**Kendra
Jacob**
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Lounge

With composite door leading into the lounge having fire surround, laminate flooring, window overlooking the front and central heating radiator.

Kitchen

Newly fitted kitchen in light grey - briefly comprises of wall and base units with complimentary work surfaces over and soft close doors, built in oven and electric hob with extractor above, one cupboard houses the central heating boiler, decorative tiled splash backs, one and a half bowl stainless steel sink unit, spot lights to the ceiling, central heating radiator. A door leads onto the rear garden. Fitted window blind.

First Floor Landing

Stairs rise to the first floor giving access to two bedrooms and family bathroom.

Bedroom One

With window overlooking the front and central heating radiator.

Bedroom Two

With window overlooking the rear and central heating radiator.

Family Bathroom

Fitted with a three piece suite comprising of panelled bath with shower over and glass screen, wash hand basin and low flush WC and heated towel rail.

Outside

To the front of the property is a gate which leads onto the

courtyard area. To the rear is a low maintenance garden which has an artificial lawn, patio area and outbuildings. There is a gate to the rear which leads to the hard standing which provides off road parking for one vehicle.

Bedroom Three

Stairs rise to the second floor giving access to the loft/bedroom three. There are double aspect dormer windows to the front, two central heating radiators and useful storage space.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 996.00 sq ft

Tenure – Freehold



Ground Floor
Approx. 38.0 sq. metres (408.7 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.2 sq. feet)



Total area: approx. 92.5 sq. metres (996.0 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.

Second Floor
Approx. 25.3 sq. metres (272.1 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		58
(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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