

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 33 Royds Crescent, Rhodesia S80 3HF



- **Three Double Bedrooms**
- **Village Location**
- **May Well Suit First Time Buyers or Young Families**

A good-sized family home situated in the popular village of Rhodesia, offering excellent road communications. The property offers good sized family living accommodation including entrance hall, lounge, separate dining room, breakfast kitchen and a ground floor WC. There are three good sized bedrooms and a family bathroom. Gardens front and rear and a driveway providing parking space.

**£127,500**

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## Entrance Hall

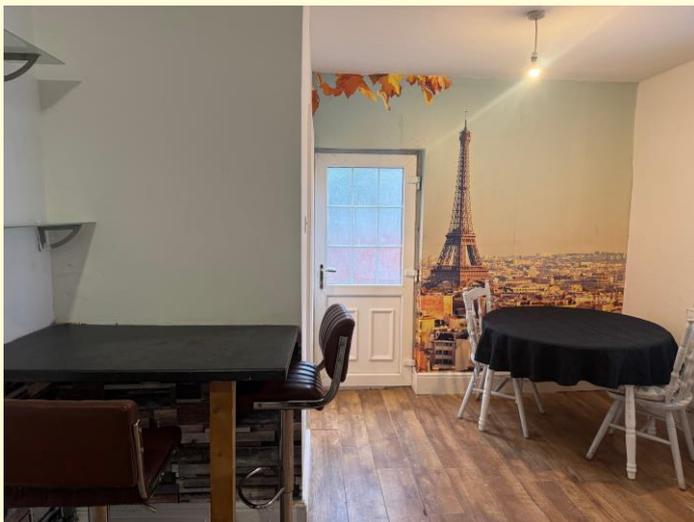
With a UPVC double glazed entrance door and laminate flooring.

## Dining Room 11'9" x 9'11" (3.58m x 3.02m)

With laminate flooring and a central heating radiator.

## Fitted Dining Kitchen 14'11" x 9'4" Extending to 14'9" (4.54m x 2.84m Extending to 4.49m)

Fitted with a range of units incorporating base, drawer and high level units, fitted roll top work surfaces, fitted oven hob and extractor fan.



## Lounge 16'5" x 12' (5.00m x 3.65m)

Central heating radiator UPVC double doors to the rear garden.



## Ground Floor WC

With a wall mounted gas combi boiler.

## First Floor

## Bedroom One 16'7" x 11'9" (5.05m x 3.58m)

With a central heating radiator.



### **Bedroom Two 12'1" x 10'10" (3.68m x 3.30m)**

With a central heating radiator.



### **Bedroom Three 11'7" x 8'4" (3.53m x 2.54m)**

With a central heating radiator.

### **Bathroom**

Recently refitted with a white suite including a low flush WC, pedestal wash hand basin and a panelled bath with a shower attachment to the taps and central heating radiator.



### **Outside**

Pebbled drive, garden area to the rear

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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.