



285 GATEFORD ROAD WORKSOP

1930's three bedroom semi detached house on corner plot with garden, garage and accessible to Worksop town centre. The property benefits from a modern kitchen, a utility area and downstairs wet room as well as having recently laid carpets throughout and a modern first floor bathroom suite.

£125,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

285 GATEFORD ROAD, WORKSOP,
NOTTINGHAMSHIRE, S81 7BH

LOCATION

Worksop town centre is within comfortable distance by foot or car, there also bus services available on Gateford Road and some local amenities close by. Worksop town centre offers comprehensive shopping, leisure and recreational facilities plus a railway station. The A57 is close by linking to the wider motorway network and there is also Clumber Park and countryside walks around.

ACCOMMODATION

UPVC door into

ENTRANCE HALL under stairs storage cupboard, part wood panelled walls, stairs to first floor landing, white panelled door to

LOUNGE DINING ROOM 22'4" x 11'10" (6.81m x 3.65m) dual aspect, lounge area to the front with double glazed window and rear double glazed French doors with slimline windows to the side leading into the garden, high skirtings, TV and telephone points, cupboard housing meters.

MODERN KITCHEN 9'7" x 8'3" (2.94m x 2.53m) side aspect double glazed window. A good range of white coloured base and wall mounted cupboard and drawer units with single stainless steel sink drainer unit, built in Bush electric oven with four ring gas hob and stainless steel extractor canopy over, space for fridge, ample wood effect working surfaces, part tiled walls, ceramic tiled flooring, door to

UTILITY/REAR LOBBY 6'3" x 3'9" (1.93m x 1.19m) with half glazed UPVC door to garden and obscure double glazed window, space and plumbing for washing machine, space for one further appliance, wood effect working surfaces, tiled walls and flooring. Panelled door to

WET ROOM 6'3" x 5'8" (1.91m x 1.75m) rear aspect obscure double glazed window, walk in shower with Mira Sport electric shower, raised white low level wc, pedestal hand basin with mixer tap, tiled flooring, tiled walls, extractor.

FIRST FLOOR

LANDING with access to roof void, period style skirtings.

BEDROOM ONE 11'9" x 9'7" (3.62m x 2.94m) measured to front of wardrobe, rear aspect double glazed window with views to the garden, built in cupboard housing wall mounted gas fired central heating combination boiler and a range of shelving. Additional built in double wardrobe with hanging and shelving space. Period style skirtings, TV aerial point.

BEDROOM TWO 11'9" x 10'0" (3.62m x 3.08m) front aspect double glazed window, period style skirtings, TV aerial lead.

BEDROOM THREE 6'9" x 5'8" (2.11m x 1.75m) front aspect double glazed window, period style skirtings.

FAMILY BATHROOM side aspect obscure double glazed window. Three piece white suite with mermaid board panel enclosed bath with mixer tap, pedestal hand basin, low level wc, ceramic tiled floor, ceramic tiled walls.

OUTSIDE

Front – dwarf walling and fencing to all sides. Wrought iron gate with path to the front door. There is a side garden which is mainly lawned. Access from Claylands Avenue to a concrete drive leading to concrete sectional SINGLE GARAGE with metal up and over door.

The rear garden is fenced to all sides, full width paved patio, two areas of lawn and raised shrub border to the end. External water supply.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band A. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property. Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm. Viewing: Please contact the Retford office on 01777 709112. Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112. Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed. Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage. These particulars were prepared in August 2022.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.