



166 NEWCASTLE AVENUE, WORKSOP
£250,000

BROWN & CO

166 NEWCASTLE AVENUE, WORKSOP, S80 ING

DESCRIPTION

A larger than average three bedroom semi detached bungalow providing a large front aspect lounge with contemporary fire, modern fitted breakfast kitchen, as well as a shared resin driveway providing ample parking and a good sized rear garden.

LOCATION

The property is located on the fringes of Worksop town centre which provides comprehensive shopping and leisure facilities. Schools for all age groups are accessible as is Worksop College and Ranby House School. The A57 is within close proximity linking to the A1 and the wider motorway network. Worksop offers a mainline railway station and nearby Retford also provides mainline railway station on the London to Edinburgh intercity link. There are countryside walks close by, with Clumber Park being within easy reach.

ACCOMMODATION

Part glazed composite door to

ENTRANCE HALL with wood moulded skirtings, access to roof void, oak panelled door to

LOUNGE 15'9" x 13'2" (4.84m x 4.01m) front aspect double glazed bay window, wood moulded skirtings, TV and telephone points, wall mounted pebble effect electric fire.



BREAKFAST KITCHEN 12'5" x 9'6" (3.82m x 2.93m) a good range of white shaker style base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with mixer tap, integrated washer dryer below, integrated fridge and freezer, electric oven and grill, four ring gas hob with Perspex splashback and black stainless steel extractor canopy above. Ample working surfaces with matching upstand. Two double glazed windows overlooking the garden and half glazed composite door leading into the garden.



BEDROOM ONE 13'6" x 13'3" (4.15m x 4.04m) measured to front aspect double glazed square bay window with views to the garden, wood moulded skirtings, TV aerial lead.



BEDROOM TWO 12'0" x 10'0" (3.70m x 3.08m) measured to front of range of two double built in wardrobes, side aspect double glazed window, wood moulded skirtings, TV point.



BEDROOM THREE 11'0" x 8'2" (3.39m x 2.50m) side aspect double glazed window, wood moulded skirtings, TV point.



BATHROOM rear aspect obscure double glazed window. Three piece white suite with P-shaped panel enclosed bath with mains fed shower with handheld attachment and raindrop shower head, glazed screen. Pedestal hand basin with mixer tap, low level wc. Tiled walls, towel rail radiator, extractor.



OUTSIDE

Double wrought iron gates and pedestrian gate leading to the recently laid resin drive providing space for two vehicles. The front garden has a good area of lawn, fenced and hedged with established shrubs, flower beds and borders. Wheelie bin store. Gate giving access to the rear garden. Please note that this resin driveway and path is shared with the attached property no. 166a.

The rear garden has a raised decked area, resin patio with fence surround. Wooden pergola type entrance to the main garden which is high hedged to all sides with a good area of lawn and some established shrubs, flower beds and borders.



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 B.

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 finalising 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.

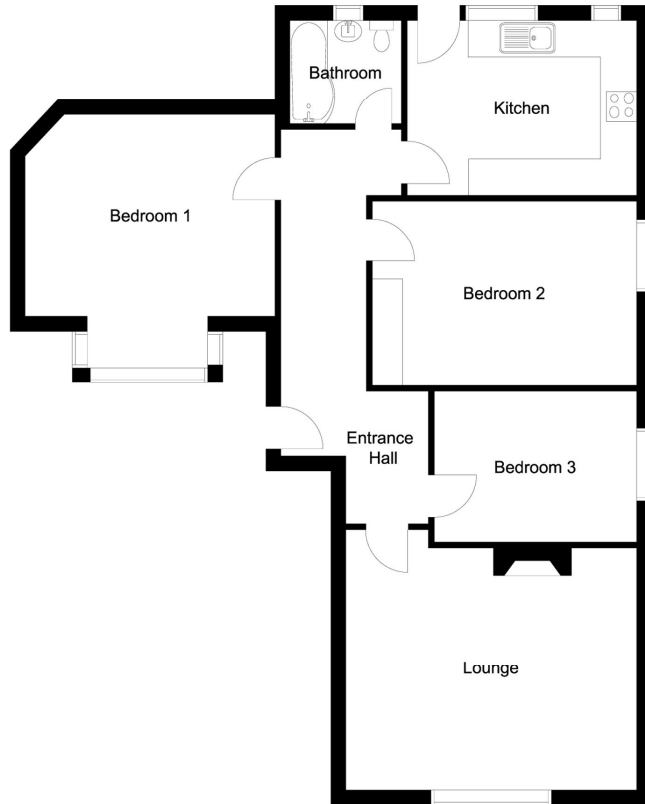
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 specialise 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 November 2022.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | | 57 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
 CP Property Services @2022



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