

David Hawke

PROPERTY SERVICES

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Val



David

Tel: 01909 531450
84 Bridge Street
Worksop
Notts
S80 1JA

This is a draft brochure not yet approved by the Vendors. Therefore it is possible information and items may be altered.

Ref:- G1033



350 Gateford Road, Worksop, Notts S81 7DB

Price £110,000

Now part of  **NEWTON
FALLOWELL**

Principal David J.M. Hawke FRICS, - Chartered Surveyor. Associate: Val Casey



RICS



CHARTERED VALUATION SURVEYORS,
AUCTIONEERS & ESTATE AGENTS



DESCRIPTION

A TWO BED SEMI DETACHED HOUSE WITH UPVC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING AND WITH THE BENEFIT OF CAR PULL ON SPACE TO THE FRONT AND WITH A GOOD SIZED WELL LAID OUT REAR GARDEN.

THE PROPERTY IS SITUATED WITHIN A POPULAR AREA AND IS READY FOR IMMEDIATE OCCUPATION

ACCOMMODATION

SMALL ENTRANCE PORCH

FRONT SITTING ROOM 14'7" INCLUDING BAY WINDOW X 12'3"

Decorative fire surround, Central heating radiator.



INNER LOBBY

Understairs store place

LIVING ROOM 12'4" X 12'0"

Central heating radiator.



KITCHEN 12'0" X 6'5"

Sink unit, Drawers, Cupboards, High level cupboards, Worktops, Zanussi Ceramic hob with extractor above, oven below, Plumbing for automatic washing machine, Central heating radiator.



BEDROOM ONE 12'3" X 12'1"

Central heating radiator.



BEDROOM TWO 12'1" X 9'9"

Central heating radiator, Clothes closet and housing the Combi central heating boiler.



GOOD SIZED BATHROOM

Three piece suite in white, Panelled bath, Mixer tap shower attachment, Fully tiled surrounding walls, Pedestal wash basin, Low flush WC, Tiled splashback, Central heating radiator.



OUTSIDE

TO THE FRONT

Car pull-on space

TO THE REAR

Outside Store place, Courtyard, Garden then continues, Brick paved patio area, Good sized garden, part lawned, part paved, well fenced and contained, Not overlooked from behind, all in all a good-sized garden.



Viewing Arrangements

Contact the Agents, 01909 531450

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Now is probably the best time to take advantage of a free valuation and marketing advice on your home (Worksop and district), by a qualified person and without any obligation or charge. Telephone (01909) 531450 for an appointment.

We go the extra mile by demonstrating that we:-

- 1) We are Open 6 Days a Week*
- 2) Offer a No Contract Tie in Period*
- 3) We are the ONLY agent advertising every week in the Worksop Guardian (your property will be advertised every fortnight)*
- 4) We provide upgraded listings and displays on major websites including Rightmove, Zoopla, OnTheMarket, David Hawke Property Services, property today*
- 5) Our Fees are All inclusive with no extra to pay*
- 6) We are General Practice Chartered Surveyors, Auctioneers and Estate Agents with fully trained staff*
- 7) We have an Associate Company 'The Mortgage Shop' – providing the best deal from the 'whole of market' with free advice without obligation or initial charge*

8) Finally, we guarantee a sale success or its No Sale – No Charge

9) We provide a FREE EPC on instruction (subject to terms)

It's your successful sale or purchase at stake so please feel free to compare our service, and if selling no one is faster at getting your house on the market

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PLEASE NOTE: Some Photos may have been taken with a wide angled lens.

FIXTURES & FITTINGS:

Please note only the items specifically described in these particulars are included in the sale

SERVICES:

David Hawke Property Services are Agents acting for the owner of this property.

We wish to make it clear that we have not checked any services\appliances including central heating etc., and prospective purchasers therefore should understand it is their responsibility if they wish to check services or appliances through contractors, engineers, surveyors etc. prior to exchanging contracts.

If a property is unoccupied at anytime the purchaser should note there may be reconnection charges for any switched off\disconnected or drained services or appliances.

INFORMATION PROVIDED IN THIS BROCHURE:

We endeavour to make our Sales Details accurate and reliable but they should not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees or consultants have authority to make or give any representation or warranty in relation to the property. All statements therefore contained in these particulars with regard to this property are made without responsibility on the part of David Hawke Property Services or the vendors or lessors.

If there is any point which is of particular importance to you prior to viewing and you require further clarification please contact us. This may be particularly important if you are travelling some distance to view.

We would recommend that information we provide about the property is confirmed by yourself on inspection or by your advisors, conveyancer, surveyor etc. The information may have been prepared sometime ago and measurements on the property are approximate only (probably only accurate within about 6 inches) and are for guidance purposes and should not be relied upon as accurate. This means that you should verify the dimensions carefully before ordering carpets or any built in furniture for example.

David Hawke Property Services are Chartered Surveyors and Estate Agents and are members of the The Property Ombudsman (TPO), which is part of our complaints handling procedure within our company. Any complaints should initially be addressed to David Hawke Property Services.

AT DAVID HAWKE PROPERTY SERVICES:-

*WE AIM TO BE DIFFERENT!

*CLIENTS BUYING AND SELLING HOMES NEED GUIDANCE

*THIS IS GIVEN BY US FREE AND WITHOUT OBLIGATION

At David Hawke Property Services OUR AIM IS TO MAKE BUYING AND SELLING HOMES AS STRAIGHT FORWARD AND AS SUCCESSFUL AS POSSIBLE.

To do this you need to talk to us with any offer or concerns and we inturn will keep the owner fully informed. We will update you and help you in anyway to successfully purchase your new home. Telephone us today on 01909 531450

THE SUCCESSFUL SELLING TEAM - PAST, PRESENT AND FUTURE!!

PLEASE SEE BACK PAGE

David Hawke

PROPERTY SERVICES

Now part of



NEWTON
FALLOWELL

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