

PINEWOOD



John Street, Creswell, Worksop, Nottinghamshire S80 4DF

 2  1  2  EPC D

£575 PCM



- * END TERRACED PROPERTY
- * TWO BEDROOMS
- * GARDEN TO THE REAR
- * GAS CENTRAL HEATING
- * UPVC DOUBLE GLAZING
- * EPC = D
- * AVAILABLE NOW

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| <ul style="list-style-type: none"> ■ END TERRACED PROPERTY ■ UPVC DOUBLE GLAZING ■ GARDEN TO THE REAR ■ AVAILABLE NOW ■ COUNCIL TAX BAND: A | <ul style="list-style-type: none"> ■ TWO BEDROOMS ■ GAS CENTRAL HEATING ■ EPC = D ■ FREEHOLD ■ HOLDING DEPOSIT £137 |
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ACCOMMODATION

Entrance is gained through the front upvc double glazed door into the;

LOUNGE

12'11" x 9'11" (3.94 x 3.02)

Fitted with a central heating radiator, a television aerial point, a telephone point, a smoke alarm, a built in storage cupboard, coving to the ceiling and a upvc double glazed window viewing to the front of the property.

DINING ROOM

13'0" x 11'5" (3.95 x 3.47)

Fitted with a central heating radiator, a television aerial point, coving to the ceiling and a upvc double glazed window viewing to the rear of the property.

KITCHEN

8'11" x 7'10" (2.71 x 2.39)

Fitted with a range of country style units in white above and below areas of easy clean work surface inset to which is a stainless steel sink. Also fitted is a freestanding electric hob and cooker, facilities for an automatic washing machine, tiling to splash back areas, the combination boiler, a upvc double glazed window viewing to the back of the property and a upvc double glazed door allowing access to the rear of the property.

Taking the staircase to the first floor landing which is fitted with a smoke alarm and access to the loft.

BEDROOM ONE

13'0" x 9'11" (3.95 x 3.01)

Fitted with a central heating radiator, a television aerial point, coving to the ceiling and a upvc double glazed window viewing to the front of the property.

BEDROOM TWO

11'5" x 9'11" (3.48 x 3.02)

Fitted with a central heating radiator, coving to the ceiling and a upvc double glazed window viewing to the rear of the property.

BATHROOM

8'11" x 7'10" (2.72 x 2.40)

Fitted with a suite in white comprising of a panelled bath, a low flush toilet and a pedestal wash hand basin. Also fitted is a central heating radiator, tiling to splash back areas, a built in storage cupboard and a upvc double glazed window viewing to the rear of the property.

OUTSIDE

To the front of the property there is a small enclosed courtyard.

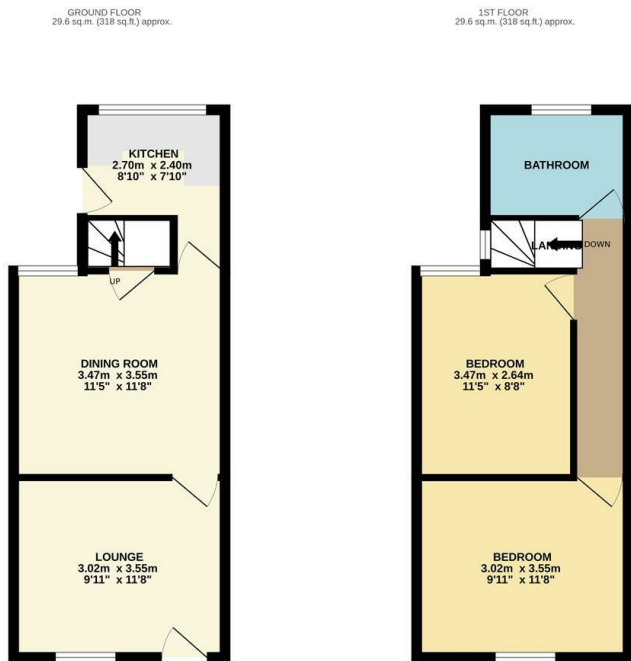
To the rear of the property there is a path allowing access to a small enclosed garden.

OTHER INFORMATION

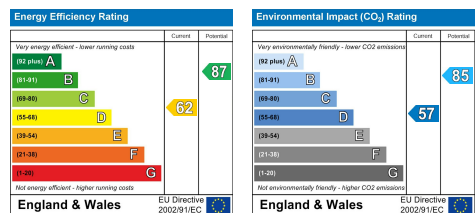
The full Energy Performance Certificate for this property can be viewed at www.villageestateagency.co.uk
Alternatively a copy can be requested from our Clowne Office.

For further information on our fees please call our Clowne Office on 01246 810519 or refer to our website.





TOTAL FLOOR AREA: 59.1 sq.m. (636 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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