



**43 DAWBER STREET
WORKSOP, S81 7DP**

**£140,000
FREEHOLD**

Guide Price £140,000 - £150,000

This property must be viewed to appreciate the beautifully decorated accommodation on offer. This semi detached property is situated close to local amenities including schools, shops and public transport facilities. The property is convenient for the motorway network including the M1/A1 and M18. Briefly comprising of lounge with recess for an electric fire, dining room with open plan stairs rising to the first floor accommodation. The kitchen has a comprehensive range of wall and base units with complimentary work surfaces over. To the first floor are two good sized bedrooms and the second bedroom leads into the family bathroom with corner suite. To the front is a block paved driveway providing off road parking and to the rear there is a lawned area of garden and pebbled area and garden sheds. **BOOK A VIEWING NOW - DO NOT MISS OUT**

**Kendra
Jacob**
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43 DAWBER STREET

- Guide Price £140,000 - £150,000 • Beautifully Decorated Throughout • Driveway Providing Off Road Parking • Convenient For The Motorway Network • Close To Local Amenities • School Catchment • Two Reception Rooms • Second Bedroom Leads Into The Family Bathroom • Newly Fitted Doors • **BOOK A VIEWING NOW - DO NOT MISS OUT**



Lounge

A composite front door leads into the cosy lounge with recess for electric fire and wooden mantle over. Central heating radiator and window overlooking the front.

Dining Room

Spacious dining room with some base units and complimentary work surfaces over, windows to the rear and side elevation and central heating radiator. Stairs rise to the first floor accommodation.

Kitchen

Having a comprehensive range of wall and base units with complimentary work surfaces over. There is a stainless steel sink unit, built in oven and electric hob. There is a door which leads onto the rear garden and patio area. Window overlooks the side elevation.

First Floor Landing

Stairs rise to the first floor landing. Window to the side.

Bedroom One

With window overlooking the front elevation and having central heating radiator.

Bedroom Two

With window overlooking the rear elevation and central heating radiator. A door leads into the family bathroom.

Family Bathroom

With corner bath, wash hand basin and low flush WC. There is a heated towel rail and window overlooking the rear elevation.

Outside

To the front of the property is a block paved driveway providing off road parking. There is a path to the side of the property which leads onto the rear garden. The rear garden is mainly laid to lawn, fully enclosed, pebbled area and patio area perfect for entertaining.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

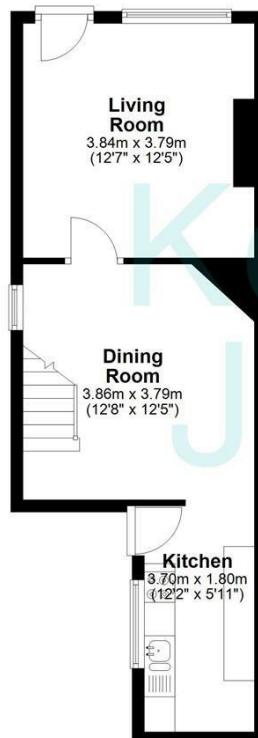
Viewings – By Appointment Only

Floor Area – 764.20 sq ft

Tenure – Freehold



Ground Floor
Approx. 36.4 sq. metres (391.9 sq. feet)



First Floor
Approx. 34.6 sq. metres (372.3 sq. feet)



Total area: approx. 71.0 sq. metres (764.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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