



## 13 WAVERLEY PLACE WORKSOP, S80 2SY

£170,000  
FREEHOLD

Guide Price £170,000 - £185,000

This property is perfect for a first time buyer or family. It is situated in this popular area close to local amenities, which include schools, shops and public transport facilities. The property stands on a good sized plot with a superb rear garden, having a variety of plants, shrubs and superb patio area which is perfect for entertaining. The property has the added benefit of a driveway providing off road parking and there is an outside WC and garage/storage. The property briefly comprises of entrance hall leading into the lounge and kitchen areas. The kitchen has a comprehensive range of wall and base units with complimentary work surfaces over. To the first floor are three good sized bedrooms, family bathroom with panelled with with shower over and separate WC. BOOK A VIEWING NOW - DO NOT MISS OUT

Kendra  
Jacob

Powered by  
JBS Estates

# 13 WAVERLEY PLACE

• Guide Price £170,000 - £185,000 • Standing On A Good Sized Plot • Close To Local Amenities • Convenient For The Motorway Network • Close To The Golf Club • High Gloss Kitchen • Family Bathroom and Separate WC • Driveway Providing Off Road Parking • Superb Rear Garden With An Array Of Plants And Trees And Patio Area • BOOK A VIEWING NOW - DO NOT MISS OUT



## Entrance Hall

With front door leading into the entrance hall. Window to the side. Vertical radiator, further door to the side and laminate flooring.

## Lounge

Spacious lounge with window overlooking the rear garden which has been beautifully laid out. Laminate flooring and central heating radiator.

## Kitchen

With a comprehensive range of wall and base units in white high gloss with complimentary work surfaces over. There is a sink unit, five ring gas hob and extractor over. Built in oven, plumbing for automatic washing machine, Dyson Hoover brackets to the wall, storage cupboard, boiler and tiled flooring.

## First Floor

Stairs rise to the first floor accommodation. Access to the loft space and coving to the ceiling.

## Bedroom One

With window overlooking the rear, storage cupboards, coving to the ceiling and central heating radiator.

## Bedroom Two

With window overlooking the front, laminate flooring, coving and central heating radiator.

## Bedroom Three

With window overlooking the rear, laminate flooring, central heating radiator and coving to the ceiling.

## Family Bathroom

With panelled bath with shower over, tiled walls, vanity wash hand basin, cabinet and window overlooking the front.

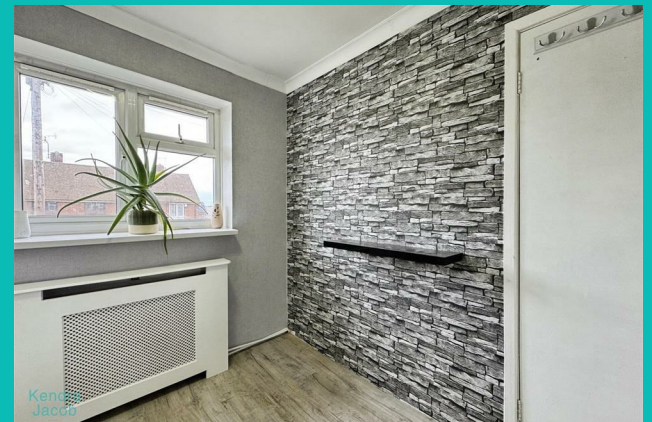
## Separate WC

With vanity wash hand basin, low flush WC, vertical radiator, light sensor and tiled walls and tiled flooring.

## Outside

To the front of the property is a driveway providing off road parking. Low maintenance garden having shrubs and plants. To the rear is a superb patio area perfect for entertaining, night lights, a range of shrubs and trees, partially lawned area and further bistro areas to the top of the garden.

# 13 WAVERLEY PLACE





Kendra  
Jacob

# 13 WAVERLEY PLACE

## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw District Council

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 1060.40 sq ft

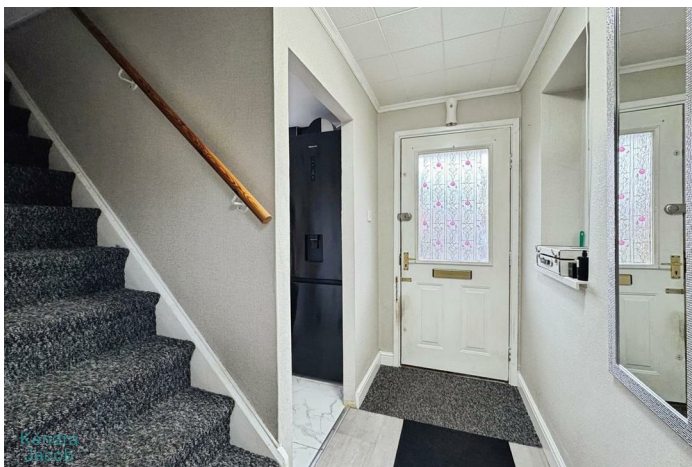
**Tenure** – Freehold



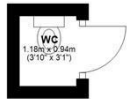
Kendra  
Jacob  
Estate



Kendra  
Jacob  
Estate



**Ground Floor**  
Approx. 56.8 sq. metres (611.7 sq. feet)



**First Floor**  
Approx. 41.7 sq. metres (448.7 sq. feet)

Total area: approx. 98.5 sq. metres (1060.4 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) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

**Kendra Jacob**

Powered by  
JBS Estates