



269 GATEFORD ROAD WORKSOP, S81 7BB

£160,000
FREEHOLD

Offered for sale with NO UPWARD CHAIN, this spacious three-bedroom semi-detached home is ideally positioned within walking distance of local supermarkets, hair salons, petrol stations, schools, and a range of other amenities. The property boasts a charming living room featuring a beautiful cast iron fireplace, a useful cellar with heating, and a separate dining room with a further cast iron fireplace. The fitted kitchen includes a breakfast bar and provides access to a side porch, completing the ground floor accommodation. To the first floor are two well-proportioned double bedrooms and a four-piece family bathroom suite. The second floor offers a converted bedroom, providing versatile additional living space. Externally, the property benefits from a garden that is mainly laid to lawn with patio areas, along with a driveway providing off-road parking and a detached garage.

**Kendra
Jacob**
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 JBS Estates

269 GATEFORD ROAD

• SEMI-DETACHED • THREE
BEDROOMS • DETACHED GARAGE • TWO
RECEPTION ROOMS • CELLAR TO THE
PROPERTY WITH HEATING • IDEAL FOR FIRST
TIME BUYERS OR FAMILIES • WITHIN WALKING
DISTANCE TO SHOPS AND OTHER
AMENITIES • NO UPWARD CHAIN



LIVING ROOM

A bright and welcoming reception room featuring a front-facing double-glazed UPVC window and entrance door. The room centres around a charming cast-iron fireplace, with radiator cover, ceiling light point, TV point and multiple power points.

INNER HALLWAY

With access to the cellar.

CELLAR

With central heating radiator, power points and lighting.

DINING ROOM

A well-proportioned dining space with rear and side-facing double-glazed windows allowing plenty of natural light. A stunning cast-iron fireplace with marble hearth creates an attractive focal point. Central heating radiator, power points and door providing access to the staircase.

KITCHEN

Fitted with a comprehensive range of high and low-level units with complementary work surfaces incorporating a stainless-steel sink and drainer. Integrated appliances include dishwasher, fridge, freezer, electric oven and stainless-steel cooker hood. Features include a breakfast bar, tiled splashbacks, fully tiled flooring, central heating radiator, rear-facing double-glazed window, Velux window and a side-facing UPVC door leading to the side porch.

SIDE PORCH

With power points, lighting and UPVC doors providing access to the outside.

FIRST FLOOR-LANDING

With loft access, central heating radiator and power point.

BEDROOM ONE

A generous double bedroom with front-facing double-glazed window, central heating radiator and power point.

BEDROOM THREE

With rear-facing double-glazed window, central heating radiator, power points and built-in dressing area.

BATHROOM

Comprising a four-piece suite including panelled bath, shower enclosure, wash hand basin set within a vanity unit and low-flush WC. Rear-facing obscure double-glazed window, partial tiling, chrome towel radiator and extractor fan.

LOFT CONVERSION

A spacious loft conversion with side-facing double-glazed window and Velux window, central heating radiator, built-in storage cupboard and power points.

EXTERNAL

To the rear of the property there is off-road parking for 1 car and a detached garage. The garden is mainly laid to lawn with paved patio seating areas.

DETACHED GARAGE

With up-and-over door to the front and rear access door.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

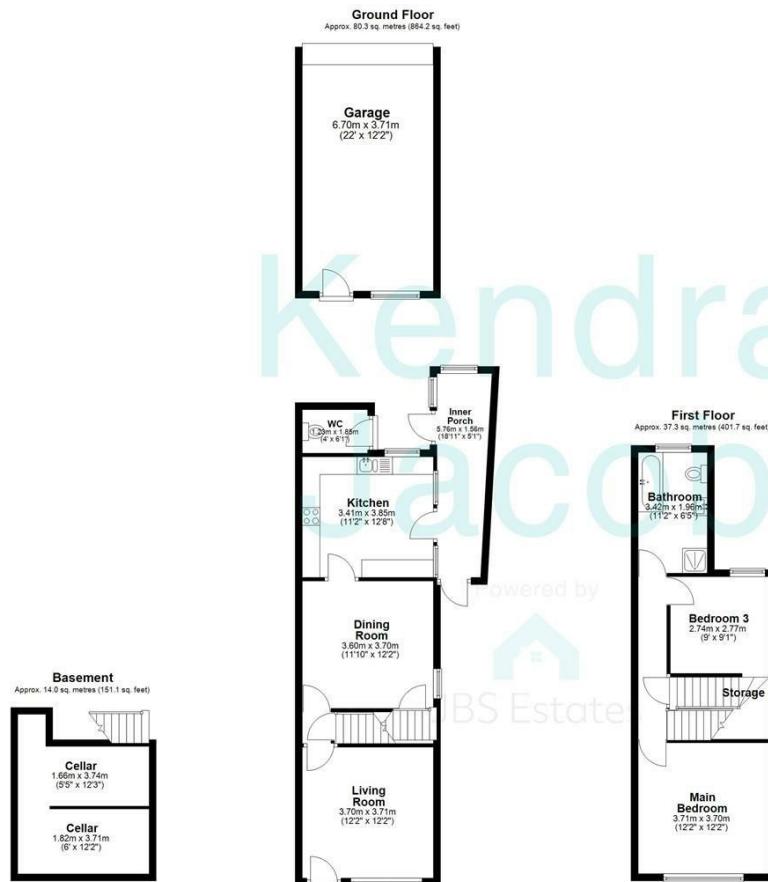
Floor Area – 1635.50 sq ft

Tenure – Freehold



Kendra Jacob

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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

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