



40 CEMETERY ROAD WORKSOP, S81 9RF

£135,000
FREEHOLD

GUIDE PRICE £135,000 - £145,000

A beautifully presented two-bedroom semi-detached family home, stylishly updated throughout with fresh décor and brand-new floor coverings. The property offers well-proportioned living accommodation, including a contemporary kitchen diner with French doors opening onto the rear garden, two generous double bedrooms, and a modern bathroom suite.

Offered for sale with no upper chain, this attractive home is ideally situated in a popular village location, conveniently close to local shops, schools and everyday amenities, as well as Langold Country Park. The property also benefits from excellent transport links, with easy access to the A1 and M1 motorways, making it ideal for commuters.

**Kendra
Jacob**

Powered by

JBS Estates

40 CEMETERY ROAD

- *****GUIDE PRICE £135,000 - £145,000***** • Two-bedroom semi-detached family home • Stylishly decorated throughout • Brand-new floor coverings fitted • Spacious and well-proportioned living accommodation • Modern kitchen diner with French doors to the garden • Two generous double bedrooms • Contemporary family bathroom suite • Offered for sale with no upper chain • Popular village location close to amenities and Langold Country Park, with easy access to A1 and M1 motorway links



ENTRANCE HALLWAY

A contemporary composite front door opens into a welcoming entrance hallway, featuring a staircase rising to the first floor, a central heating radiator, and access through to the living room.

LIVING ROOM

A beautifully presented and generously proportioned living room, enhanced by a front-facing uPVC double glazed window that allows for plenty of natural light. Additional features include a central heating radiator, a useful understairs storage cupboard, and access through to the kitchen diner.

KITCHEN DINER

This stylish and modern kitchen diner is fitted with a range of wall and base units complemented by attractive work surfaces. It incorporates a stainless steel sink with mixer tap, fitted electric oven, four ring gas hob with an electric extractor fan set above, along with space for freestanding appliances, including a fridge freezer, and plumbing for a washing machine. The space is finished with partially tiled walls, an electric extractor fan, and a rear-facing uPVC double glazed window. A contemporary herringbone-effect vinyl floor flows seamlessly through into the dining area. The dining area is bright and inviting, featuring rear-facing uPVC double glazed French doors that open out onto the garden, a central heating radiator, and access to the downstairs WC.

DOWNSTAIRS WC

Fitted with a modern white suite comprising a low-level

WC and a pedestal wash hand basin with tiled splashback. Additional features include a central heating radiator and matching herringbone-effect vinyl flooring.

FIRST FLOOR LANDING

The landing is finished with stylish spindle balustrades and provides access to the loft via a hatch. It also benefits from a central heating radiator and doors leading to two double bedrooms and the family bathroom.

MASTER BEDROOM

A spacious and well-presented principal bedroom with a front-facing uPVC double glazed window and central heating radiator.

BEDROOM TWO

A second generously sized double bedroom, featuring a rear-facing uPVC double glazed window and central heating radiator.

FAMILY BATHROOM

A modern three-piece bathroom suite in white, comprising a panelled bath with shower mixer tap, pedestal wash hand basin, and low-level WC. The room is complemented by partially tiled walls, vinyl flooring, a central heating radiator, an electric extractor fan, and a rear-facing obscure uPVC double glazed window.

EXTERIOR

To the front, the property benefits from a low-maintenance pebbled garden and a driveway providing off-road parking for two vehicles, along with gated side access to the rear. The rear garden is a good size and predominantly laid to

lawn, complemented by low-maintenance pebbled areas.

Additional features include an outside water tap and external power supply.

AGENTS NOTE

Please note that this is a declaration made by a member of staff at JBS regarding the sale of the property."

40 CEMETERY ROAD





40 CEMETERY ROAD

ADDITIONAL INFORMATION

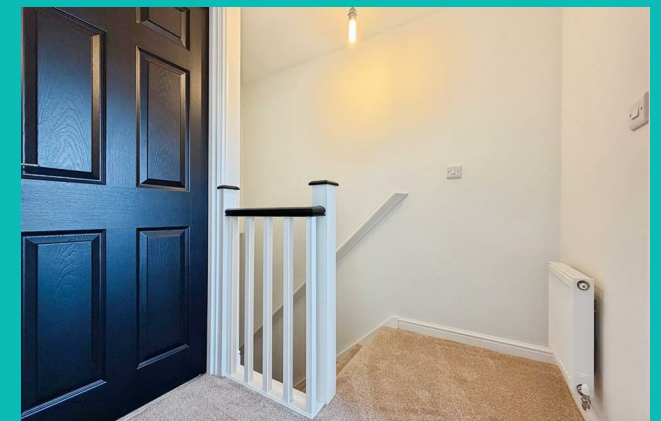
Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

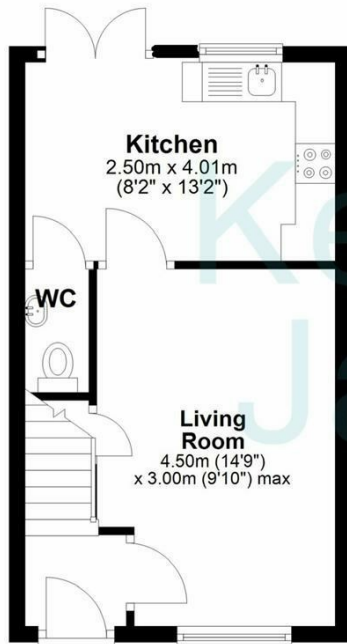
Floor Area – 601.30 sq ft

Tenure – Freehold



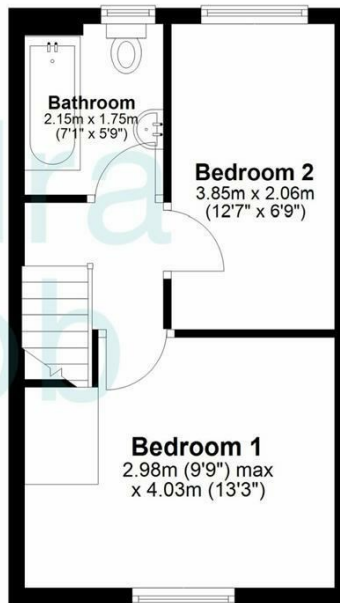
Ground Floor

Approx. 28.0 sq. metres (301.1 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.1 sq. feet)



Total area: approx. 55.9 sq. metres (601.3 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra
Jacob

Powered by
 JBS Estates