



8 GATEFORD GARDENS WORKSOP, S81 7HH

£112,000
FREEHOLD

For sale with NO UPWARD CHAIN is this two-bedroom end-terraced property, offering fantastic potential for improvement. Ideal for first-time buyers looking to get onto the property ladder or investors seeking a refurbishment opportunity, the home provides a great blank canvas to add value. Conveniently situated within walking distance of local shops, bus routes and a range of other amenities, the property enjoys an accessible and well-connected location. In brief, the property comprises an entrance hall, kitchen and living room to the ground floor. To the first floor are two bedrooms and a three-piece bathroom suite.

**Kendra
Jacob**

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8 GATEFORD GARDENS

- TWO BEDROOMS • IDEAL FOR INVESTMENT OR FIRST TIME BUYER • FANTASTIC POTENTIAL • CLOSE TO SHOPS AND AMENITIES • END TERRACED PROPERTY • ON STREET PARKING • SELLING WITH NO CHAIN



ENTRANCE

Welcoming entrance lobby with a front-facing door providing access into the home.

KITCHEN

Spacious living room featuring a front-facing bow window, central heating radiator, multiple power points, TV point, and a stylish wall-mounted electric fire. Staircase leading to the first-floor accommodation.

LIVING ROOM

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated electric oven, grill and hob. Plumbing for washing machine, central heating radiator, power points, and a front-facing double-glazed window allowing natural light.

FIRST FLOOR

BEDROOM ONE

Front-facing double-glazed window, built-in wardrobes with mirrored sliding doors, additional storage cupboard with shelving, central heating radiator and power points.

BEDROOM TWO

Front-facing double-glazed window, central heating radiator and power points.

BATHROOM

Comprising a panelled bath with electric shower attachment, pedestal wash hand basin, low flush WC, central heating radiator, and a side-facing double-glazed obscure window.

EXTERNAL

The property benefits from lawned gardens and a useful storage shed.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

Viewings – By Appointment Only

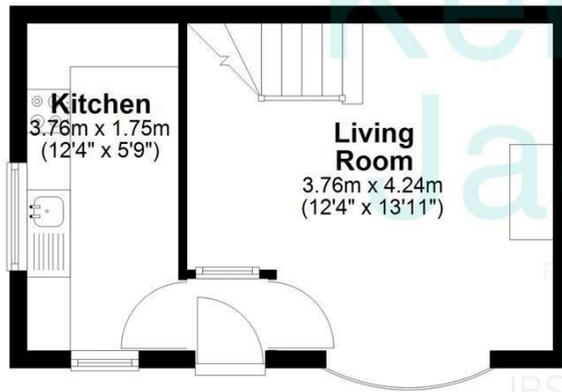
Floor Area – 497.30 sq ft

Tenure – Freehold



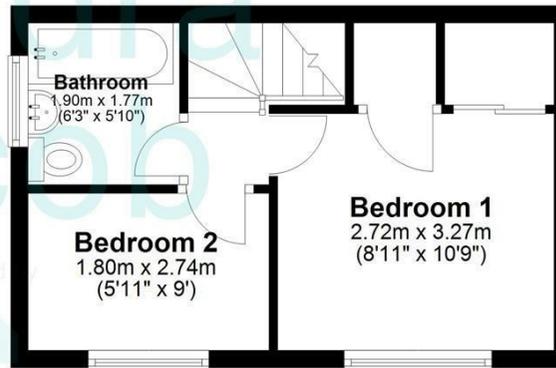
Ground Floor

Approx. 23.1 sq. metres (248.8 sq. feet)



First Floor

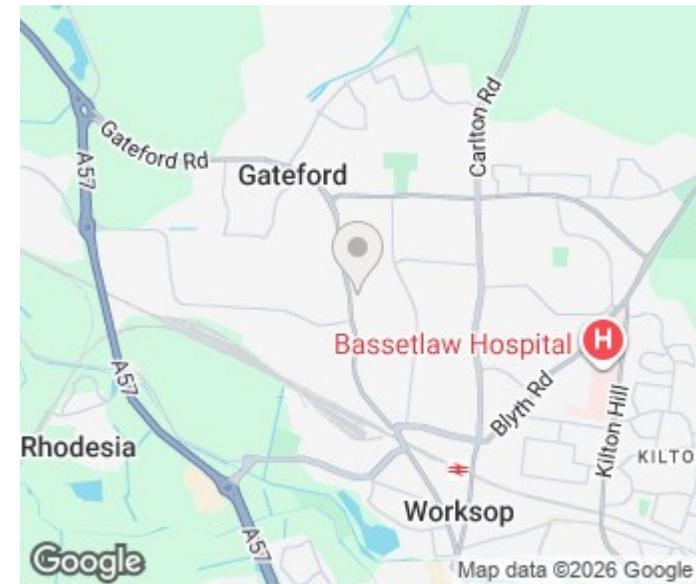
Approx. 23.1 sq. metres (248.5 sq. feet)



Total area: approx. 46.2 sq. metres (497.3 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			90
(81-91) B			
(69-80) C		72	
(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

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