



**4 Ashley Terrace Carlton Road, Worksop
S80 1PT**

Asking price £95,000

NO ONWARD CHAIN

This property has an achievable rental income of £700 per calendar month, which equates to a great gross rental yield of approximately 8.8%

Welcome to this charming mid-terrace house located on Carlton Road in Worksop! This delightful property boasts 2 cosy bedrooms and a well-appointed bathroom. The interior of the house is tastefully decorated, with a blend of modern amenities and traditional charm. The bedrooms are spacious and bright, offering a relaxing space to unwind after a long day. The bathroom is sleek and stylish, perfect for pampering yourself and starting your day off right. Carlton Road is a sought-after location in Worksop, known for its friendly community and convenient amenities. You'll find local shops, schools, and parks within easy reach.

- Mid Terrace
- Two Bedrooms
- No Onward Chain
- Attention first time buyers
- Attention Investors
- Viewing Advised

locating your ideal home



Ground Floor

Lounge

13'5" x 10'9" (4.1 x 3.3)

Upvc door which leads into the lounge with open plan stair case, understairs storage cupboard, door which leads through to the kitchen.

Kitchen

14'5" x 9'2" (4.4 x 2.8)

Matching wall and base units, gas hob and electric fan oven, extractor hood, stainless steel sink. roll work top, vinyl flooring, Upvc door which leads onto a rear shared courtyard.

Bedroom One

10'2" x 13'1" (3.1 x 4)

Upvc window to the front elevation, gas central heating radiator, storage cupboard.

Bedroom Two

6'10" x 9'10" (2.1 x 3)

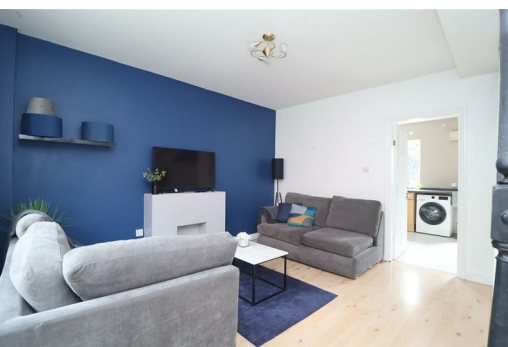
Upvc window to the rear elevation, gas central heating radiator

Family Bathroom

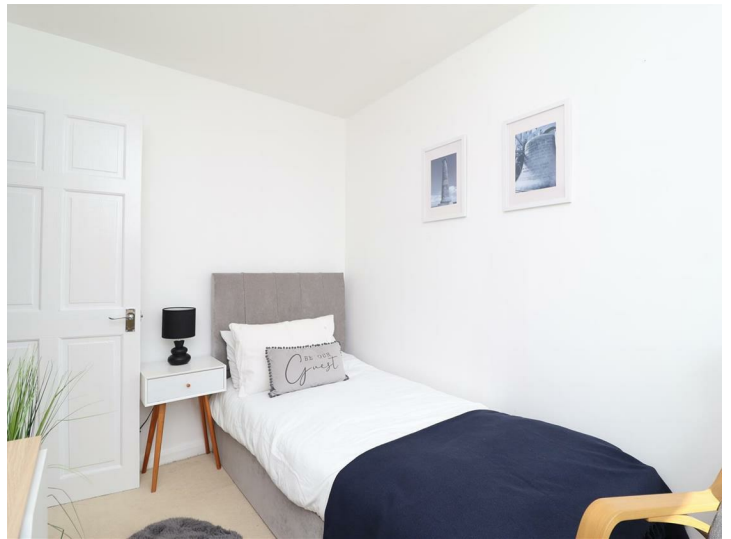
Obscure window to the rear elevation, three piece bathroom suite which consists of; enclosed bath with shower overhead with a shower curtain, pedestal sink and low flush w/c, gas central heating radiator.

Outside

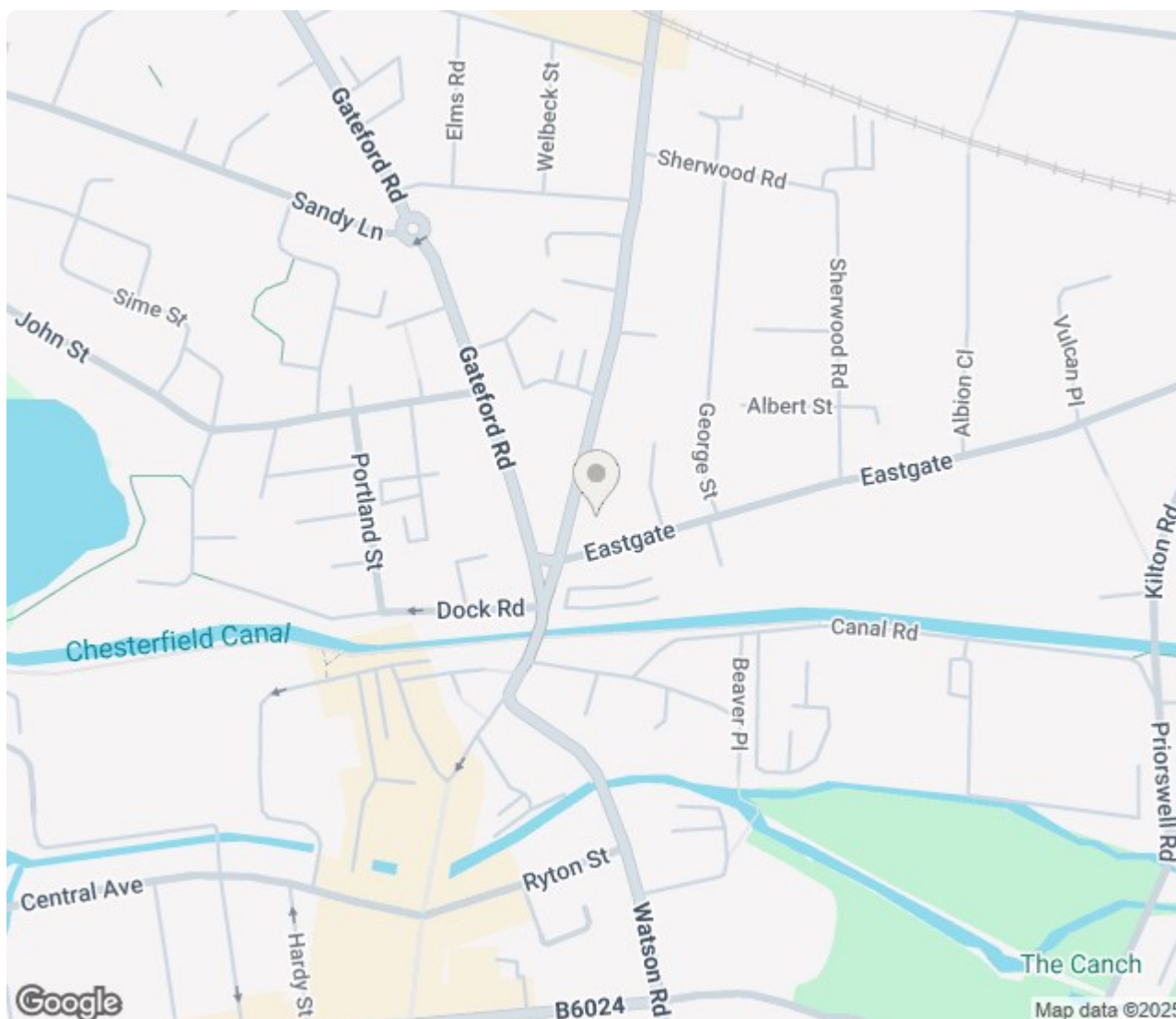
On a private road this property comes with a shared garden to the rear.



Tel: 01909 475111



locating your ideal home



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

locating your ideal home

