



## 13 Clarence Road, Worksop S80 1PZ

**Offers over £120,000**

Located in a highly convenient position just minutes from Worksop Train Station and within walking distance of the Town Centre, this well-maintained two bedroom terraced home offers gated access, a south-facing courtyard garden and excellent transport links via Carlton Road.

The property benefits from a gated front entrance, a private and fully enclosed rear courtyard finished with Indian stone, and spacious accommodation throughout including two reception rooms, a fitted galley kitchen, two double bedrooms and a generous family bathroom. Ideal for first-time buyers, commuters or investors, this home combines location, space and low-maintenance living.

- Two bedroom terraced home
- Gated front and rear access
- Two reception rooms
- Ideal for first-time buyers & commuters
- Minutes walk to Worksop Train Station
- South-facing enclosed courtyard garden
- Four-piece family bathroom
- Walking distance to Town Centre
- Indian stone patio & low-maintenance outdoor space
- Excellent transport links via Carlton Road

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## Living Room

Accessed via the front door into a well-proportioned carpeted living room featuring a front-facing double-glazed window. The room provides access to the staircase and opens through an attractive archway into the dining room, complete with internal doors that can be closed for separation if desired

## Dining Room

A further good-sized reception room with a rear-facing double-glazed window. Finished with laminate flooring, the room includes two useful storage cupboards and offers space for a dining table and additional furniture. A door leads directly into the kitchen.

## Kitchen

The galley-style kitchen is fitted with a range of wall and base units and space for freestanding appliances. A side-facing double-glazed window provides natural light, while a rear door offers direct access to the garden

## First Floor Landing

Providing access to two bedrooms and the family bathroom, with an additional built-in storage cupboard.

## Master Bedroom

A generous double bedroom with front-facing double-glazed window, neutral décor and ample fitted storage cupboards.

## Second Double Bedroom

Another good-sized double bedroom with a rear-facing double-glazed window, storage alcove and plenty of space for a double bed and additional furniture

## Family Bathroom

A spacious four-piece suite comprising a bath with overhead shower, low-flush WC, pedestal hand wash basin and airing cupboard with further storage. Finished with vinyl flooring and an obscure rear-facing double-glazed window.

## External Spaces

### Front

Gated access with attractive Indian stone steps and blue slate detailing. Permit on-road parking is available, with Worksop Train Station just a short walk away, along with the Town Centre.

### Rear Garden

A south-facing, fully enclosed courtyard garden ideal for pets. Mainly laid with Indian stone patio for low-maintenance living, complemented by a small area of artificial grass and offering a pleasant view of the nearby church.



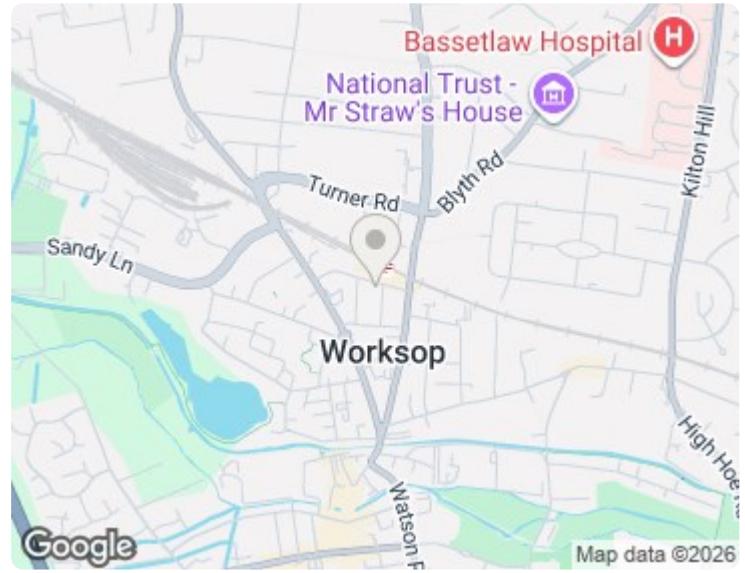
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.

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