



**121 King Street, Worksop
S80 4XB**

Offers over £100,000

Burrells are delighted to bring this three bedroom end terrace located in the rural village of Hodthorpe, Worksop.

Attention, this property is in need of essential maintenance. At present there are damp problems to the outer walls, ground and top floor. We have priced this property with this in mind.

In brief this property consists of, front door leads into the lounge, through to the dining room, kitchen. First floor has three bedrooms and a family bathroom. Outside is a rear courtyard which also has parking for one car.

Viewings are advised to appreciate the potential this property has to offer.

- End Terrace
- Off Road Parking
- Viewing Advised
- Three Bedrooms
- Village Location
- Two Reception Rooms
- Investment Opportunity

locating your ideal home



Ground Floor

Lounge

12'6" x 15'1" (3.83 x 4.61)

Upvc window, Tv point and electric fire, gas central heating radiator.

Dining Room

12'4" x 15'1" (3.76 x 4.61)

Upvc window to the rear, gas central heating radiator and useful under stairs storage cupboard.

Kitchen

13'10" x 10'2" (4.23 x 3.10)

Fitted kitchen featuring a range of wall and base units incorporating a complementary work surface, inset sink with mixer tap, splash back tiling, built in oven & hob with extractor above, vinyl flooring, gas central heating radiator, condensing boiler and Upvc window.

First Floor

Master Bedroom

12'6" x 15'1" (3.83 x 4.61)

Upvc window and gas central heating radiator, access to a storage cupboard.

Bedroom Two

12'4" x 10'4" (3.76 x 3.17)

Upvc window and gas central heating radiator.

Bedroom Three

10'9" x 10'2" (3.30 x 3.10)

Upvc window and gas central heating radiator.

Family Bathroom

7'7" x 10'2" (2.32 x 3.10)

Bathroom suite comprises: Bath with shower over and screen, pedestal wash hand basin, WC.

Rear Courtyard

Access via a metal gate onto the rear courtyard which has a driveway for one car.

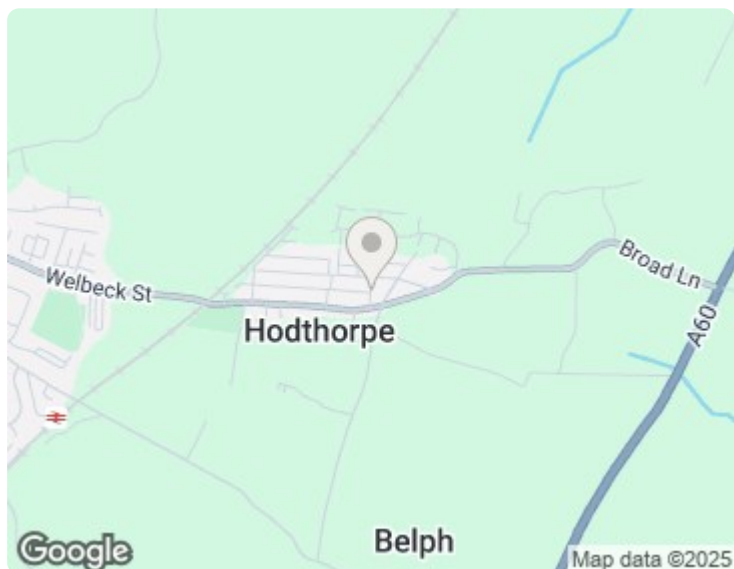
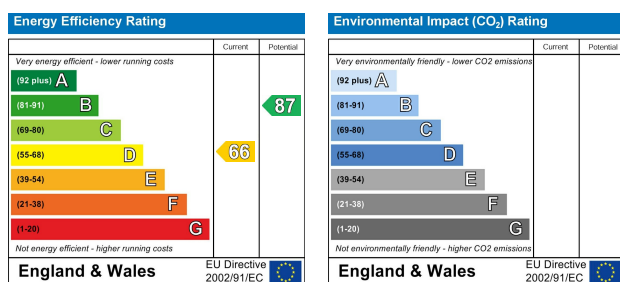


Tel: 01909 475111





Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.



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