



**38 Kingsley Court, Worksop  
S81 0TJ**

**Asking price £150,000**

Ideal for first-time buyers and highly recommended for viewings, this beautifully presented two-bedroom semi-detached home features gas central heating and uPVC double-glazed windows. Finished to a high standard with quality fixtures and fittings, the accommodation briefly includes: entrance lobby, downstairs W.C., lounge, and an excellent fitted dining kitchen with a split-level cooker. Upstairs, the landing leads to two bedrooms and a modern white bathroom suite. Outside, there are attractive gardens to both the front and rear, plus a driveway alongside the property with space for two vehicles.  
Floorplan to follow..

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	81	
(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	

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		
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.

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