



4 Kenilworth Close,
Worksop, S80 2RP

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**** SOLD AS SEEN ****

This semi detached home provides accommodation arranged over two floors including; a kitchen, and a lounge on the ground floor, with the first floor landing giving access to two bedrooms, and the bathroom.

The property occupies a good size plot, with gardens to the front and rear. There are also two parking spaces.

Situated in Worksop, the property has access to excellent local facilities including shops, schools, and restaurants. Local transport links provide access to Nottingham, Mansfield and Sheffield, as well as into the local countryside.

Offered to the market with no upward chain, and in need of refurbishment throughout.

An ideal investment purchase.

Guide Price £90,000





GROUND FLOOR ACCOMMODATION

Entrance Door

At the rear of the property, opening into the:-

Kitchen 8' 10 x 13'7 (2.44m 3.05m x 4.14m)

Wall and base units with rolled edge work surfaces over, stainless steel sink and drainer unit.

Double glazed window to the rear elevation, consumer unit, stairs rising to the first floor, access to the:-

Lounge 12'12 x 13'8 (3.66m x 4.17m)

Double glazed patio doors opening to the front, storage heater, under stairs storage cupboard.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Double glazed window to the side elevation, airing cupboard housing the hot water tank, loft access hatch, and access into the bathroom, and both bedrooms.

Bathroom 5'6 (6'3 into window recess) x 5'11 (1.68m (1.91m into window recess) x 1.80m)

Three piece bathroom suite comprising; bath, wash hand basin, and low level wc.

Double glazed window to the front elevation.

Bedroom Two 9'4 (11'8 into fitted wardrobe) x 7'5 (2.84m (3.56m into fitted wardrobe) x 2.26m)

Double glazed window to the front elevation, storage heater, built in wardrobe with clothes hanging rail and shelf.

Bedroom One 10'5 (13' 7 into wardrobe) x 9'7 (3.18m (3.96m 2.13m into wardrobe) x 2.92m)

Double glazed window to the rear elevation, storage heater, built in wardrobe with clothes hanging rail and shelf.

OUTSIDE

The property has enclosed gardens to the front and rear, both of which are in need of attention. The garden also houses a useful outstore (currently not secure).

There are two (tandem) parking spaces belonging to the property.

Council Tax Band

Council Tax Band A. Bassetlaw District Council.

Referral Arrangement Note

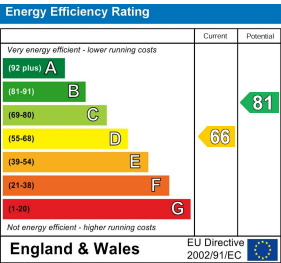
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