



10 Knaton Road,
Worksop, S81 9HQ

10 Knaton Road, Worksop, S81 9HQ

**** CASH PURCHASERS ONLY ** NON STANDARD CONSTRUCTION ** SOLD AS SEEN ****

This semi detached home provides accommodation arranged over two floors which includes a living room, a dining room, a kitchen, a rear lobby and a wc on the ground floor, with the first floor landing giving access to three bedrooms and a wet room.

Benefiting from gas central heating and UPVC double glazing, the property has an enclosed garden to the rear, and a further garden area to the front.

Situated in the popular village of Carlton in Lindrick, the property is within easy reach of a wealth of facilities in nearby Worksop and Tickhill.

Offered to the market with no upward chain, we understand this property is of NON STANDARD CONSTRUCTION, and is in need of refurbishment throughout.

An ideal investment purchase.

Offers Over £80,000





Directions

Knaton Road can be located off Long Lane, Carlton-In-Lindrick.

GROUND FLOOR ACCOMMODATION

UPVC Double Glazed Entrance Door

Opening to the:-

Living Room 13'4" x 9'0" (4.0764 x 2.76)

UPVC double glazed window to the front elevation, ceiling light point, radiator, folding door giving access to the stairs which rise to the first floor, fireplace, television aerial connection point, access to the:-

Dining Room 13'4" x 8'7" (4.077 x 2.64)

UPVC double glazed window to the rear elevation, ceiling light point, radiator, access to the:-

Kitchen 7'8" x 10'2" (2.36 x 3.105)

Single drainer stainless steel sink unit with cupboards below, roll edge work surface, plumbing for a washing machine.

UPVC double glazed window to the side elevation, ceiling light point, radiator, wall mounted central heating boiler, door to the:-

Rear Lobby 4'9" x 5'10" (1.448 x 1.798)

UPVC double glazed window to the side elevation, meter cupboard (housing the gas meter), access to the ground floor wc, UPVC door leading out to the side.

Ground Floor WC

Opaque UPVC double glazed window to the side elevation, ceiling light point. Fitted with a low flush wc.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch, airing cupboard housing the hot water cylinder, doors into three bedrooms and the wet room.

Bedroom Three 8'0" x 8'9" (2.452 x 2.686)

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

Bedroom Two 12'5" x 8'9" (3.798 x 2.69)

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

Bedroom One 8'4" x 13'3" (2.561 x 4.053)

UPVC double glazed window to the front elevation, ceiling light point, radiator, built in wardrobe.

Wet Room

Fitted with a wall mounted shower, a low flush wc, and a pedestal wash hand basin.

Opaque UPVC double glazed window to the front elevation, non-slip flooring with under floor drainage, ceiling light point, radiator, extractor fan.

OUTSIDE

At the front of the property a pathway leads to the entrance door, with a gravelled area adjacent.

To the rear of the property, the garden is laid to slabbed patio with mature shrub beds and established bushes. Enclosed by timber screen fencing, the garden has gated access off.

Council Tax Band

Council Tax Band A. Bassetlaw District Council.

Amount Payable 2023/2024 £1,581.02

Referral Arrangement Note

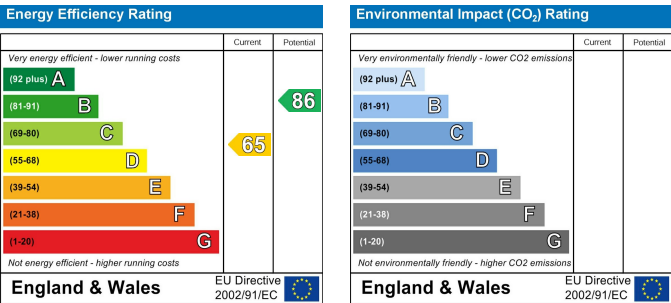
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

