

- **Spacious ground floor flat**
- **Fully modernised and ready for occupation/letting**
- **Level position close to Worksop town centre**
- **Gas central heating and uPVC double glazing**
- **Well fitted dining kitchen with units and appliances**
- **Fully tiled bathroom with white suite and shower**
- **Two large storage cellars with radiators**
- **Block paved rear yard**

Ground Floor

Rear entrance lobby/utility area
1.99m x 1.10m

Bathroom/WC 2.35m x 1.95m with
modern white suite & shower
Dining kitchen 3.80m x 3.44m with
comprehensive range of modern
units & appliances

Sitting room 3.89m x 3.89m

Front bedroom 4.88m x 4.33m

Store room/ Cloak area 3.18m x
1.77m

Lower Ground Floor

Basement

Front cellar 5.81m x 4.15m

Rear cellar 4m x 4.74m both have
central heating radiators

Outside

Enclosed rear yard area

Joint Auctioneers

Bartrop & Dilks, 78 Bridge Street,
Worksop, S80 1JA

EPC Rating D

A full copy of the EPC will be
available to view via our website

VIEWING

Viewing by appointment with the
joint auctioneers 01909 509001

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