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A: 78 Bridge Street, Worksop, S80 1JA

FOR SALE

£195,000

Harstoft Avenue, Worksop, Nottinghamshire. S81 0HS



Offered for sale with no chain being involved and set within this highly desirable area is this well presented and decorated three bedroom semi detached home that has gas central heating and uPVC double glazed windows. Viewing is advised with the property being of interest to first time buyers and being ideal located for local amenities. The accommodation comprises of; entrance hallway, lounge, well fitted dining kitchen with split level cooker. On the first floor; landing, three bedrooms and white fitted modern bathroom suite. Outside; front and rear gardens, driveway.

## Ground Floor

### Entrance Hallway

With entrance door, side facing window, storage cupboard with wall mounted boiler and additional side window, stairs to the first floor.

### Lounge 4.34m x 3.70m (14' 3" x 12' 2")

With a front facing bay window, fire surround, central heating radiator.

### Dining Kitchen 5.53m x 4.60m (18' 2" x 15' 1")

With a good range of wall and base units, worksurfaces, sink unit, electric hob, oven and extractor, sink unit with mixer tap, rear window and door, rear French doors, central heating radiator.

## First Floor

### Landing

With side facing window.

### Bedroom One 3.93m x 3.69m (12' 11" x 12' 1")

With a rear facing window, central heating radiator.

### Bedroom Two 3.66m x 2.99m (12' 0" x 9' 10")

With a front facing window, central heating radiator, storage.

### Bedroom Three 2.65m x 2.11m (8' 8" x 6' 11")

With a front facing window, central heating radiator.

## Bathroom

With a panelled bath and electric shower above, wash hand basin, rear facing window, heated towel rail, tiling.

## Outside

### Gardens

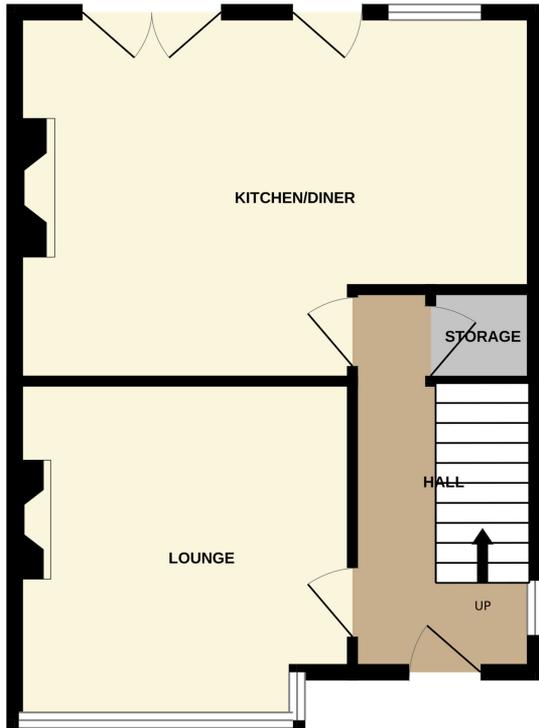
Front and rear gardens. The rear being enclosed with two garden sheds

### Driveway

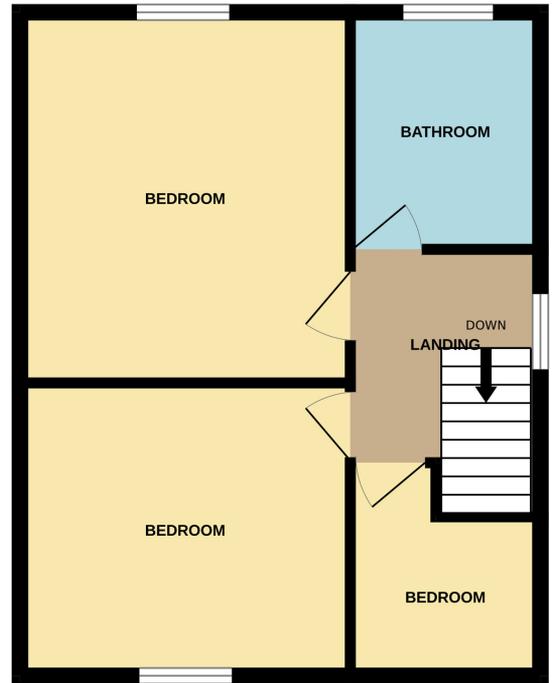




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	