

FOR  
SALE



119 King Street, Hodthorpe, Worksop, Nottinghamshire S80 4XB

£85,000 - Freehold



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## PROPERTY SUMMARY

Of possible interest for landlords/Investors with an ongoing tenancy at £XXX PCM, is this well presented and decorated two bedroom mid terrace home that has gas fired central heating and uPVC double glazed windows. The property fully requires an internal inspection with the accommodation comprising of; lounge with fire surround and gas fire, inner lobby, dining room with fire surround and gas fire, excellent fitted kitchen with split level cooker. On the first floor; landing, two double bedrooms and bathroom. Outside; front garden and rear yard.

## POINTS OF INTEREST

- *Of Interest*
- *Landlords/Investors*
- *Ongoing Tenancy*
- *Early Viewing Advised*
- *Two Bedroom*
- *Mid Terrace*
- *Gas Central Heating*
- *uPVC Double Glazed*
- *Rear Garden*
- *Two Reception Rooms*
- *Close To All Amenities*



## ROOM DESCRIPTIONS

### Ground Floor

#### **Lounge 3.94m x 3.81m (12' 11" x 12' 6")**

With entrance door, central heating radiator,. front facing window, fire surround with electric fire.

#### **Inner Lobby**

Stairs to the first floor.

#### **Dining Room 3.84m x 3.84m (12' 7" x 12' 7")**

With rear French doors, central heating radiator, fire surround and gas fire, storage cupboard.

#### **Kitchen 3.71m x 2.24m (12' 2" x 7' 4")**

With fitted wall and base units, worksurfaces, bowl and half sink unit with mixer tap, gas hob, electric oven, extractor, tiled floor, side and rear facing windows, side door.

### First Floor

#### **Landing**

#### **Bedroom One 3.83m x 3.81m (12' 7" x 12' 6")**

With a front facing window, central heating radiator.

#### **Bedroom Two 3.98m x 2.48m (13' 1" x 8' 2")**

With a rear facing window, central heating radiator.

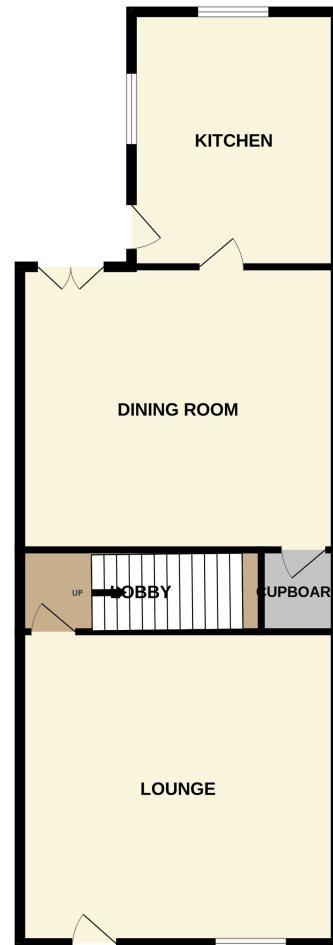
#### **Bathroom**

White suite with panelled bath and electric shower, wash hand basin with vanity unit, low flush w.c., cylinder airing cupboard, central heating radiator, rear facing window.

### Outside

#### **Enclosed Rear Garden/Yard**

GROUND FLOOR



1ST FLOOR

