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**FOR SALE**

**£85,000**

13 King Street, WORKSOP. S80 1EP



Viewing is advised with interest to Landlords/Investors or first time buyers is this well presented and decorated two bedroom plus nursery room end terrace home that has gas central heating and uPVC double glazed windows. Being within walking distance to the town centre and an early viewing being recommended, the accommodation in brief comprises of; lounge, inner lobby, dining room, kitchen, rear lobby and bathroom. On the first floor; landing, three bedrooms, bedroom providing access to the third bedroom. Outside; rear yard.



## Ground Floor

### Lounge

With a front facing UPVC entrance door and a front facing double glazed UPVC bay window, a feature fire surround with inset living flame effect electric fire, TV and power points and a gas central heating radiator.

### Dining Room

An open plan dining area leading into the kitchen with a rear facing double glazed UPVC window, power points and a gas central heating radiator.

### Kitchen

A modern fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink & drainer, splash back tiles to the wall, integrated electric oven and hob, plumbing for a washing machine, space for a fridge freezer and a side facing double glazed UPVC window and a side facing door leading onto the garden.

### Bathroom

A modern fitted shower suite comprising of a shower cubicle and electric shower, pedestal wash hand basin, low flush wc, extractor fan, a side facing double glazed obscure window.

## First Floor

### Bedroom One

With a front facing double glazed window, central heating radiator.

### Nursery\study

This room leads from the main bedroom.

### Bedroom Two

With a rear facing double glazed window, a central heating radiator.

## Outside

### Garden

Front and rear yard







