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FOR SALE

£115,000

2 Godleys Villas, Worksop, Nottinghamshire. S80 1RB



Set back from Eastgate, in a row of just four properties is this well presented and attractively decorated three double bedroom mid terrace home. Having gas fired central heating and uPVC double glazed windows, the property fully requires an internal inspection to appreciate the accommodation and fittings on offer. Of possible interest for first time buyers or investors the accommodation comprises of; entrance lobby, lounge with fireplace and a remote control electric fire, dining kitchen with split level cooker, W.C. On the first floor; landing, three double bedrooms, white bathroom suite. Outside; front garden and rear yard. Viewing Highly Advised.

Ground Floor

Entrance Lobby

With entrance door, stairs to the first floor, central heating radiator.

Lounge 5.34m x 3.65m (17' 6" x 12' 0")

With a fireplace and remote control electric fire, front facing window, central heating radiator, understairs storage which has a side facing window.

Dining Kitchen 5.20m x 2.73m (17' 1" x 8' 11")

Well fitted dining kitchen with wall and base units, worksurfaces, ceramic sink unit with mixer tap, built in electric hob with extractor and separate double electric oven, plumbing for an automatic washing machine and dishwasher, wall mounted gas fired central heating boiler, rear window and door, central heating radiator, tiling to splashback, storage cupboard.

W.C

With a low flush w.c, wash hand basin, rear facing window.

First Floor

Landing

With a central heating radiator.

Bedroom One 3.76m x 3.20m (12' 4" x 10' 6")

With storage cupboard, rear facing window, central heating radiator.

Bedroom Two 4.19m x 2.70m (13' 9" x 8' 10")

With a front facing window, central heating radiator, fitted wardrobes.

Bedroom Three 3.65m x 2.72m (12' 0" x 8' 11")

With a rear facing window, central heating radiator, storage cupboard.

Bathroom

Fitted suite that comprises of; p-shaped bath with a curved shower screen with shower above, low flush w.c, wash hand basin, front facing window, tiling to floor and walls, central heating radiator.

Outside

Front Garden

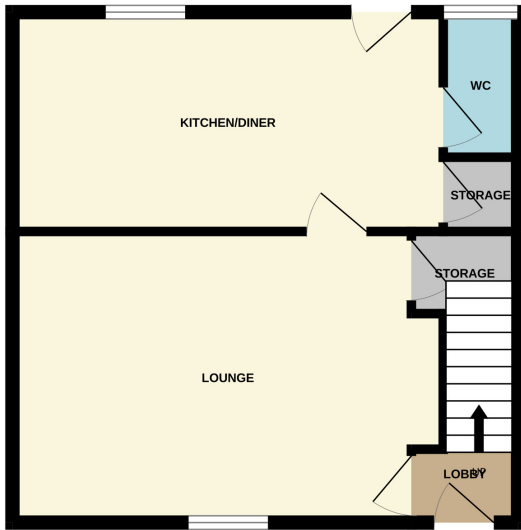
With artificial lawn.

Rear Yard

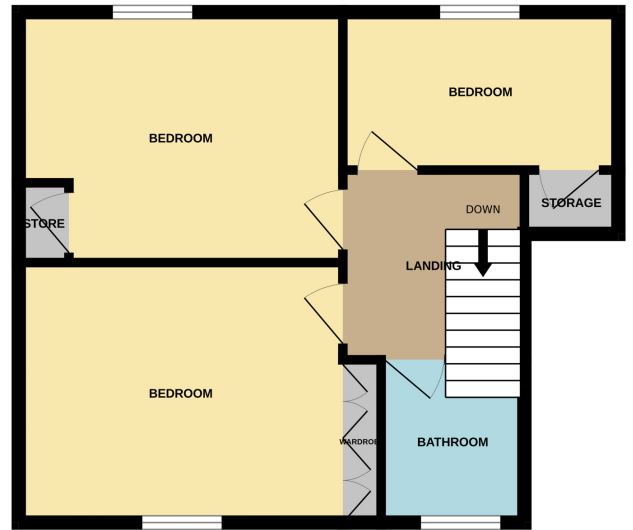




GROUND FLOOR



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+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	