

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

12 & 12A Sherwood Road, Worksop



- **Converted Mid Terrace Property Arranged as Two Self Contained Flats**
 - **Ground Floor One Bedroom Flat With Lounge and Bathroom**
- **First Floor Two Bedroom Flat with Separate Lounge and Bathroom**
 - **Shared Rear Garden**
- **Walking Distance to Worksop Town Centre and Local Amenities**
 - **Both Flats let on Assured Periodic Tenancies**
 - **Passing Rents No. 12 £425pcm No.12A £470pcm**

A traditional mid terrace converted into two self-contained flats, well located on Sherwood Road for easy access to the town centre and local amenities. The ground floor provides a one bedroom flat with its own lounge and bathroom. The first floor offers a two bedroom flat, again with a separate lounge and bathroom. There is a shared garden. Both units are currently occupied on assured shorthold periodic tenancies with and passing rents at £425pcm for No.12 and £470pcm for 12A. Viewings will be arranged for pre-approved buyers with proof of funding in place.

£ 125,000

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In More Detail

Ground Floor Flat

Entrance

Self-contained access to the ground floor flat.

Lounge

Reception space serving the ground floor flat. Heating: as installed.

Bedroom

Separate double bedroom layout. Heating: as installed.

Bathroom

Bathroom serving the ground floor flat. Heating/towel rail: as installed.

First Floor Flat

Entrance

Self-contained access to the first floor accommodation.

Lounge

Separate lounge to the first floor flat: Heating: as installed.

Bedroom 1

First of two bedrooms within the first floor flat. Heating: as installed.

Bedroom 2

Second bedroom within the first floor flat. Heating/towel rail: as installed.

External Areas

Rear Garden

Shared rear garden for both flats.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.