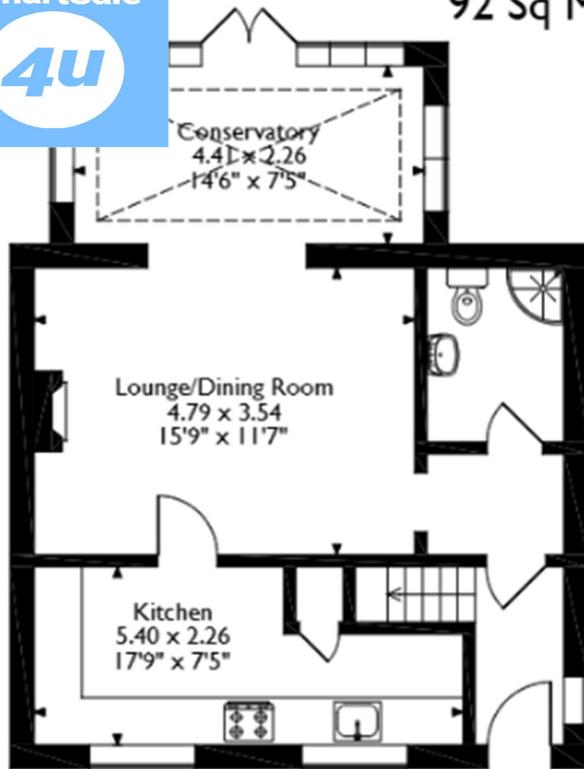


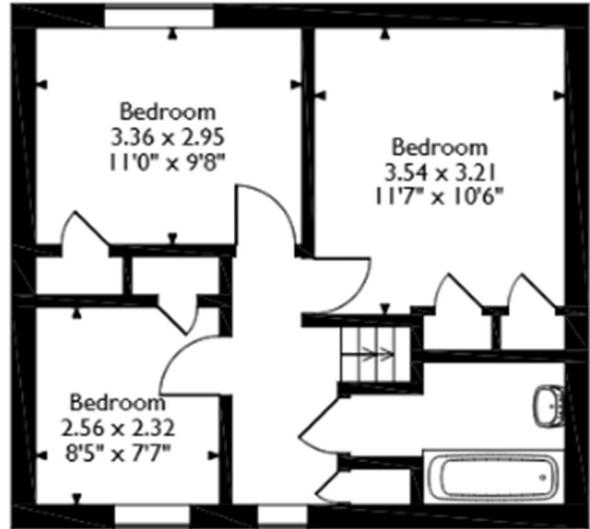
Waverley Place, Worksop, Nottinghamshire  
Approximate Gross Internal Area  
92 Sq M/991 Sq Ft

SmartSale

4U



Ground Floor



First Floor

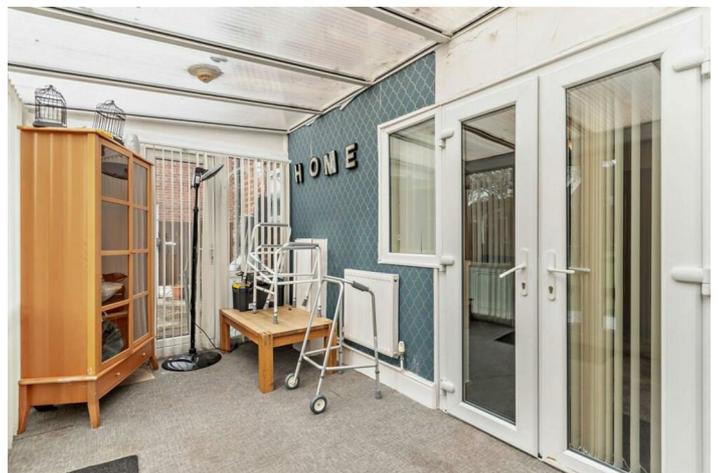
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative

## Waverley Place

, Worksop S80 2SY

- Gas central heating & double glazing throughout
- Bright conservatory overlooking the garden
  - Three bedroom semi-detached home
  - Off-road parking via private driveway
- Spacious open plan living and dining area
  - First floor family bathroom
  - Fitted kitchen
  - Ground floor shower room

£149,950 Freehold





## Location

### Full Description

The property benefits from double glazing and gas central heating throughout, along with off-road parking provided via a private driveway. Internally, the accommodation is spacious and thoughtfully arranged.

The ground floor comprises a generous open plan living and dining area, a fitted kitchen, a bright conservatory overlooking the garden, and a convenient ground floor shower room. To the first floor are three well-proportioned double bedrooms along with a modern family bathroom.

Externally, the home enjoys a private rear garden designed for low maintenance and outdoor living, featuring an artificial lawn, patio seating areas and two useful wooden storage sheds, perfect for relaxing or entertaining during the warmer months. Ideally situated within the popular town of Worksop, the property is within easy reach of a wide range of local amenities including shops, supermarkets, schools, restaurants and pubs.

Excellent transport connections are also nearby, with Worksop Train Station approximately 1.8 miles away, regular local bus routes and convenient access to the A57 for commuters. The property falls within Council Tax Band A.

#### 1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey

or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority  
Council Tax Band **A**  
EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.