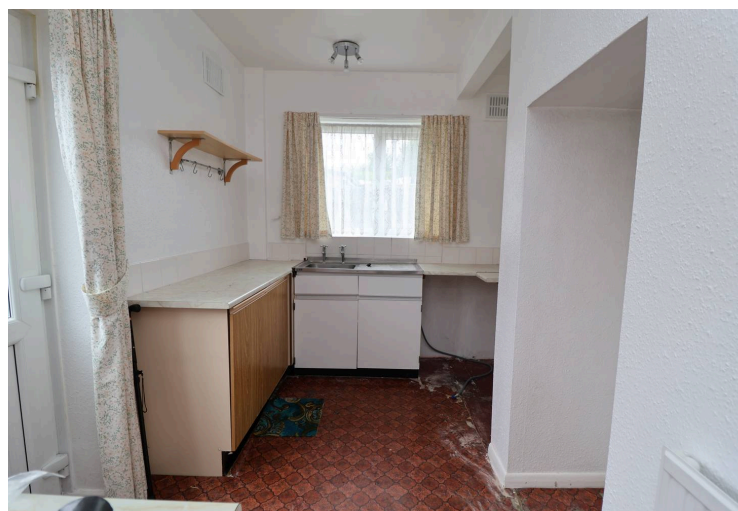




16 Waverley Way, Worksop

£125,000 Freehold

Two Bedroom Semi-Detached House – Corner Plot Position • Scope For Garages (Subject To Planning Permission)
 • Spacious Living Room • Two Double Bedrooms • Detached Brick Outbuilding • Requires Modernisation
 Throughout – Sold As Seen • No Onward Chain



Occupying an enviable corner plot position with substantial gardens to the front, side and rear, this two-bedroom semi-detached home presents an excellent opportunity for buyers seeking a property with significant potential. Requiring modernisation throughout, the accommodation offers well-proportioned rooms including a spacious living room, kitchen, two double bedrooms and a first-floor bathroom. The generous plot provides scope for additional parking, garages or further development, subject to the necessary planning permissions. Offered with no onward chain, this is an ideal project for investors, developers or purchasers looking to create a long-term family home.



Council Tax band: A

Tenure: Freehold





Entrance Hall

Entered via a UPVC front door, the entrance hall provides access to the principal ground floor accommodation with stairs rising to the first floor.

Living Room

20' 8" x 10' 4" (6.30m x 3.16m)

A particularly generous dual-aspect reception room extending the full depth of the property. Offering ample space for both seating and dining furniture, the room benefits from windows to the front and rear elevations, together with French doors opening directly onto the rear garden, creating an excellent connection between the indoor and outdoor space. A gas fire provides a focal point to the room, which offers excellent potential for modernisation and

Master Bedroom

18' 7" x 9' 6" (5.66m x 2.90m)

A spacious principal bedroom extending across the front of the property and benefiting from two front-facing windows which provide excellent natural light. The room also features built-in storage cupboards, offering useful wardrobe and storage space whilst retaining ample room for additional bedroom furniture. An excellent-sized principal bedroom with scope for cosmetic improvement to create a comfortable and attractive retreat.

Bedroom 2

12' 0" x 10' 10" (3.66m x 3.30m)

A further double bedroom overlooking the rear garden, offering comfortable accommodation for



Entrance Hall

Entered via a UPVC front door, the entrance hall provides access to the principal ground floor accommodation with stairs rising to the first floor.

Living Room

20' 8" x 10' 4" (6.30m x 3.16m)

A particularly generous dual-aspect reception room extending the full depth of the property. Offering ample space for both seating and dining furniture, the room benefits from windows to the front and rear elevations, together with French doors opening directly onto the rear garden, creating an excellent connection between the indoor and outdoor space. A gas fire provides a focal point to the room, which offers excellent potential for modernisation and redesign to suit contemporary living requirements.

Kitchen

10' 10" x 7' 11" (3.30m x 2.41m)

Positioned to the rear of the property, the kitchen is fitted with a range of units and work surfaces with space for appliances. A side access door leads directly to the garden, whilst the room offers clear potential for refurbishment or reconfiguration to suit modern living requirements.

Landing

Master Bedroom

18' 7" x 9' 6" (5.66m x 2.90m)

A spacious principal bedroom extending across the front of the property and benefiting from two front-facing

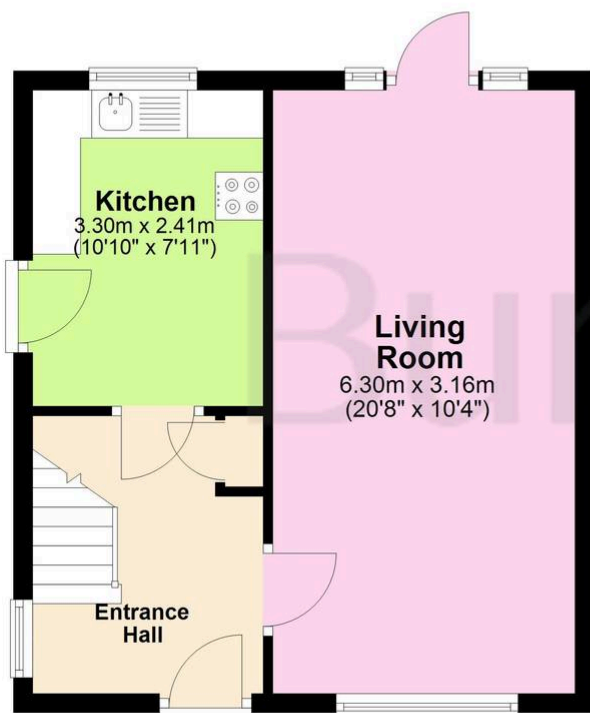


GARDEN

To the rear, the property benefits from a further enclosed lawned garden together with a detached brick outbuilding providing useful storage and additional potential for improvement

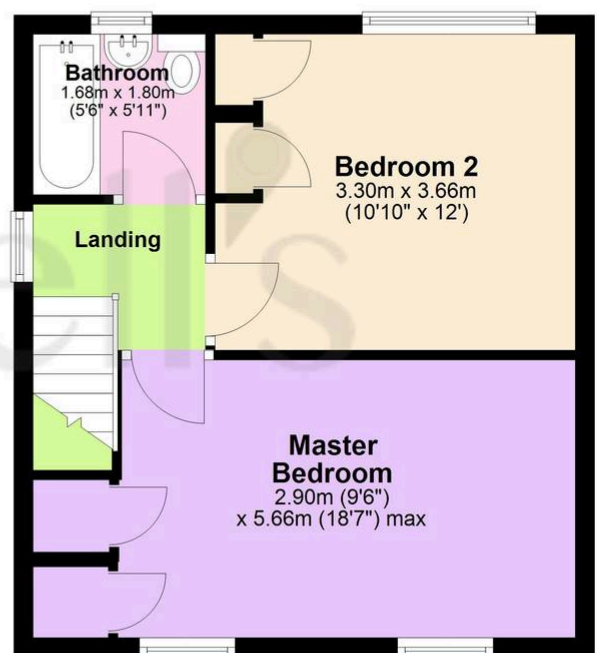
Ground Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



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