

# David Hawke

PROPERTY SERVICES

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Ref:- D304B



**53 DEVONSHIRE STREET, WORKSOP,  
NOTTS. S80 1NA**

**Price £100,000**

**Opening Times: Monday to Friday 9 am to 5:30 pm and  
Saturday 9 am to 2 pm**



CHARTERED VALUATION SURVEYORS,  
AUCTIONEERS & ESTATE AGENTS

Principal David J.M. Hawke FRICS, - Chartered Surveyor. Associate: Val Casey

## DESCRIPTION

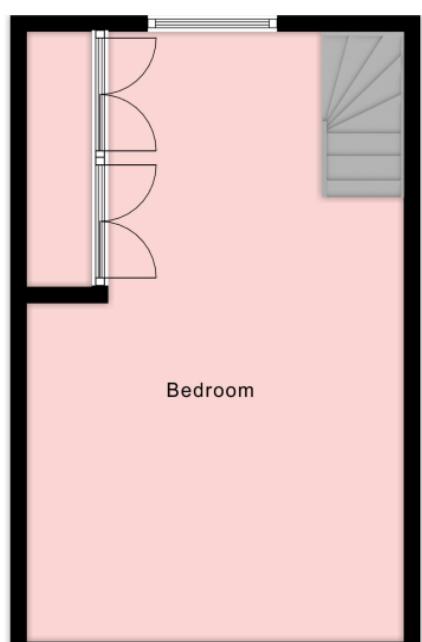
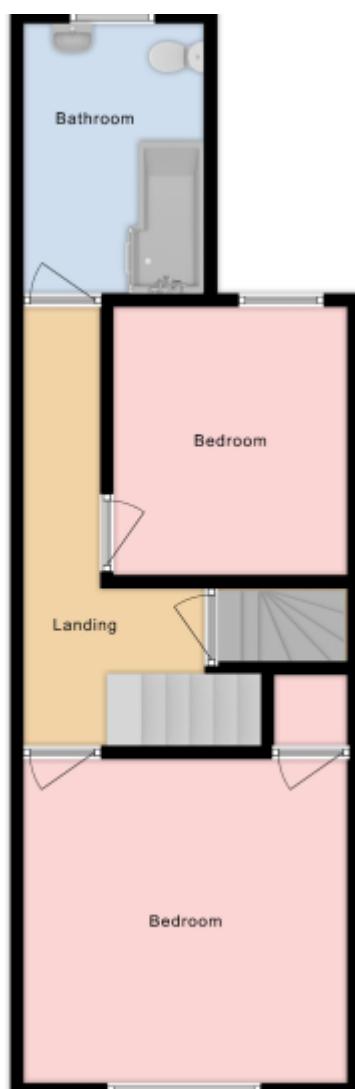
THREE BED END TOWNHOUSE WITH A FINE SPECIFICATION INCLUDING FULL UPVC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING (WORCESTER BOSCH GAS COMBI CENTRAL HEATING BOILER, A FEW YEARS OLD).

THE PROPERTY HAS THE BENEFIT OF TWO GROUND FLOOR RECEPTION ROOMS, GOOD KITCHEN WITH UTILITY AREA BEYOND, GROUNDFLOOR TOILET WITH LOW FLUSH WC AND WASH BASIN.

ON THE FIRST FLOOR TWO BEDROOMS AND BATHROOM, SECOND FLOOR GOODSIZE THIRD MASTER BEDROOM.

THE PROPERTY IS SITUATED IN A MUCH SOUGHT AFTER AREA, WITHIN EASY WALK OF THE TOWN CENTRE AND SCHOOLS.

PROPERTY HAS A GOOD STANDARD OF FITTINGS AND DÉCOR.



Ground Floor

First Floor

Second Floor

## ACCOMMODATION

**SITTING ROOM** 3.6m x 3.6m (11'9" x 11'9")

Central heating radiator.



**SIDE ENTRANCE LOBBY LEADS TO:**

**LIVING ROOM** 3.8m x 3.6m (12'5" x 11'9")

Central heating radiator, under stairs store place.



## **KITCHEN** 2.9m x 2.0m(9'7 x 6'5")

A well fitted kitchen, stainless steel sink unit, drawers, cupboards, worktops, high level cupboards, extensive tiling to splashbacks, plumbing for dishwasher, wall mounted Worcester gas central heating boiler, tiled floor, central heating radiator.



## **INNER LOBBY**

Plumbing for automatic washing machine, worktop, tiled floor, continues through to:

## **DOWNSTAIRS WC**

Low flush WC, wash basin, tiled splashback, tiled floor, useful storage cupboard.



## FIRST FLOOR LANDING

Central heating radiator.

## BEDROOM ONE 3.5m x 3.5m(11'7" x 11'6")

Central heating radiator, clothes closet.



## BEDROOM TWO 2.8m x 2.5m(9'2" x 8'4")

This bedroom has views across towards the beck, mature trees behind and views across to the open grass field, central heating radiator



## **BATHROOM**

White suite, panelled bath with mixer shower above, shower screen, fully tiled ceramic walls, pedestal wash basin, low flush WC, remaining walls half tiled, central heating radiator.



## **STAIRS LEAD TO SECOND FLOOR**

### **BEDROOM THREE** 5.6m x 3.5m(18'3" x 11'6")

Access to third bedroom with useful roof storage, central heating radiator, window to the rear. Fitted wardrobes.





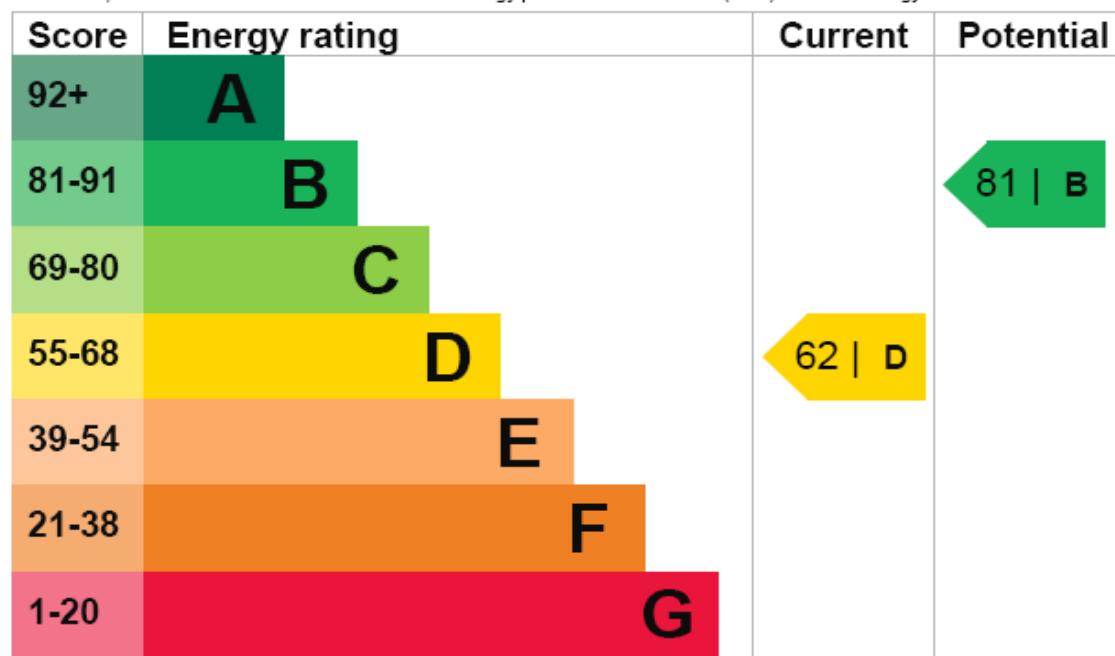
## OUTSIDE

Front forecourt, Boundary wall with railings, path to the side with gate which leads to the rear garden, with grassed area and mature trees.



**Viewing  
Arrangements**

Contact the Agents, 01909 531450



## Free Valuation without Obligation

Now is probably the best time to take advantage of a free valuation and marketing advice on your home (Worksop and district), by a qualified person and without any obligation or charge. Telephone (01909) 531450 for an appointment.

*We go the extra mile by demonstrating that we:-*

- 1) We are Open 6 Days a Week**
- 2) Offer a No Contract Tie in Period**
- 3) We are the ONLY agent advertising every week in the Worksop Guardian (your property will be advertised every fortnight)**
- 4) We provide upgraded listings and displays on major websites including Rightmove, Zoopla, OnTheMarket, David Hawke Property Services, property today**
- 5) Our Fees are All inclusive with no extra to pay**
- 6) We are General Practice Chartered Surveyors, Auctioneers and Estate Agents with fully trained staff**

**7) We have an Associate Company 'The Mortgage Shop' –  
providing the best deal from the 'whole of market' with free  
advice without obligation or initial charge**

**8) Finally, we guarantee a sale success or its No Sale – No Charge**

**9) We provide a FREE EPC on instruction (subject to terms)**

**It's your successful sale or purchase at stake so please feel free to  
compare our service, and if selling no one is faster at getting your  
house on the market**

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**PLEASE NOTE: Some Photos may have been taken with a wide angled lens.**

**FIXTURES & FITTINGS:**

Please note only the items specifically described in these particulars are included in the sale

**SERVICES:**

David Hawke Property Services are Agents acting for the owner of this property.

We wish to make it clear that we have not checked any services\appliances including central heating etc., and prospective purchasers therefore should understand it is their responsibility if they wish to check services or appliances through contractors, engineers, surveyors etc. prior to exchanging contracts.

If a property is unoccupied at anytime the purchaser should note there may be reconnection charges for any switched off\disconnected or drained services or appliances.

**INFORMATION PROVIDED IN THIS BROCHURE:**

We endeavour to make our Sales Details accurate and reliable but they should not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees or consultants have authority to make or give any representation or warranty in relation to the property. All statements therefore contained in these particulars with regard to this property are made without responsibility on the part of David Hawke Property Services or the vendors or lessors.

If there is any point which is of particular importance to you prior to viewing and you require further clarification please contact us. This may be particularly important if you are travelling some distance to view.

We would recommend that information we provide about the property is confirmed by yourself on inspection or by your advisors, conveyancer, surveyor etc. The information may have been prepared

sometime ago and measurements on the property are approximate only (probably only accurate within about 6 inches) and are for guidance purposes and should not be relied upon as accurate. This means that you should verify the dimensions carefully before ordering carpets or any built in furniture for example.

David Hawke Property Services are Chartered Surveyors and Estate Agents and are members of the The Property Ombudsman (TPO), which is part of our complaints handling procedure within our company. Any complaints should initially be addressed to David Hawke Property Services.

**AT DAVID HAWKE PROPERTY SERVICES:-**

**\*WE AIM TO BE DIFFERENT!**

**\*CLIENTS BUYING AND SELLING HOMES NEED GUIDANCE**

**\*THIS IS GIVEN BY US FREE AND WITHOUT OBLIGATION**

At David Hawke Property Services OUR AIM IS TO MAKE BUYING AND SELLING HOMES AS STRAIGHT FORWARD AND AS SUCCESSFUL AS POSSIBLE.

To do this you need to talk to us with any offer or concerns and we inturn will keep the owner fully informed. We will update you and help you in anyway to successfully purchase your new home. Telephone us today on 01909 531450

**THE SUCCESSFUL SELLING TEAM - PAST, PRESENT AND FUTURE!!**

**PLEASE SEE BACK PAGE**



## **NEIL MILLS @ “THE MORTGAGE SHOP”**

The Mortgage Shop is a “ONE STOP” source for all mortgages and insurances and provides totally unbiased and impartial advice without obligation. This is the easiest way to ensure you are matched with the most suitable mortgage over the years to come.

Ask to see The Mortgage Shop or Telephone 01909 531450 for us to put you in touch.

*Giving you the best  
advice also helps us to  
make sure your new  
home purchase  
proceeds as smoothly  
as possible!*

Please Note:

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

David  
**Hawke**  
Property Services

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SUBJECT TO CONTRACT  
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- Best sale price and best chance to move



David Hawke  
Principal/Valuer



Val Casey  
Associate/Sales Manager



Donna Clarke  
Valuations & Sales Advisor



Tom Lavin  
Assistant to The Mortgage Shop  
and Sales Advisor



Becky Walters  
General Admin and PA



Aimee Sykes  
Sales Admin and Progression



Neil Mills  
Independent Mortgage Advisor  
for The Mortgage Shop



Ian Rushton  
Accompanied Viewer

## Talk to us now

Together we'll make it happen



84 Bridge St, Worksop, Notts S80 1JA • Chartered Valuation Surveyors, Auctioneers & Estate Agents

Call 01909 531450 [www.davidhawke.co.uk](http://www.davidhawke.co.uk)