



3 bed end of terrace house to buy in S81

Cheviot Court, Carlton-in-Lindrick,
Worksop, Nottinghamshire, S81 9HX

£95,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Allocated parking

Property features

- ✓ SOLD VIA SECURE SALE
- ✓ IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- ✓ SPACIOUS LOUNGE & KITCHEN
- ✓ DOWNSTAIRS CLOAKROOM WC
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000

Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services 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.

Situated on a corner plot in the village of Carlton in Lindrick, this property is a fantastic opportunity for an investor or a first-time buyer ready to roll up their sleeves. It is a true blank canvas, perfect for someone looking to put their own stamp on a home that requires modernisation. The generous outdoor space to the side provides a rare chance to potentially extend the property, subject to the necessary planning permissions.

The home is located within a well-served community, with local primary schools, doctors, and essential amenities all nearby. For those who travel for work, the area is well-connected via reliable bus links and offers straightforward access to major commuter routes.

ENTRANCE PORCH Entry is via a double-glazed door into a functional porch area. The space features obscure glazing to one side and a standard UPVC window to the other, creating a bright transition zone. This area is great for shoe storage and provides access to the property's gas and electric meters.

ENTRANCE HALL The inner hall serves as the central artery of the home. It contains the staircase leading to the first-floor accommodation and provides direct doorways into both the kitchen and the lounge.

LOUNGE The inner hall serves as the central artery of the home. It contains the staircase leading to the first-floor accommodation and provides direct doorways into both the kitchen and the lounge.

KITCHEN DINER The kitchen comprises a range of wall and base units with work surfaces and a stainless steel sink drainer. It serves as a multi-functional utility space with plumbing for a washing machine, space for a freestanding cooker and fridge freezer. Also houses the the household boiler. Dual-aspect windows face the front and rear, and the footprint allows for a dining table.

REAR LOBBY Located off the kitchen and lounge, the rear lobby acts as a secondary hallway. It provides essential access to the downstairs cloakroom, a dedicated under the stairs storage area, and the rear exit of the property.

CLOCKROOM WC The ground floor convenience includes a low-flush WC and a small wall-mounted hand basin. An obscure UPVC double-glazed window faces the rear.

LANDING The first-floor landing provides access to all three bedrooms, the family bathroom, and a separate WC. It also contains the loft hatch and an additional storage cupboard.

BEDROOM ONE The main bedroom is a double room situated at the front of the property. It features a UPVC double-glazed window and a built-in storage cupboard that utilizes the space over the bulkhead of the stairs.

BEDROOM TWO Another double bedroom with a front facing UPVC double glazed window and a central heating radiator.

BEDROOM THREE The smaller of the three bedrooms, with a rear facing UPVC double glazed window and central heating radiator.

BATHROOM The bathroom is fitted with a two-piece white suite consisting of a wash hand basin and a panelled bath with an electric shower over it. The walls are fully tiled and the floor is covered in wood-effect vinyl. A rear-facing obscure window provides light.

SEPERATE WC Located adjacent to the bathroom, this room houses a low-flush WC and a rear-facing obscure window, keeping the toilet facilities separate from the main bathing area.

FRONT ELEVATION The property occupies a corner plot, featuring a generous lawned area enclosed by a traditional timber fence. A paved pathway leads directly to the front entrance porch. Due to its unique corner position, the garden extends significantly to the side of the house, wrapping around to meet the rear boundary.

REAR ELEVATION To the rear of the property, the space is designed for practicality and includes a dedicated area for off-street parking. This parking zone is flanked on either side by additional lawn sections

COUNCIL TAX BAND - A

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Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £95,000

Property Type: End of terrace house

Parking: Allocated

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(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 

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Contact your local branch today for more information on this property:

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