

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

114 Tylden Road, Rhodesia



- **Three Bedroomed Semi Detached**
 - **Two separate reception rooms**
 - **Ground floor wet room**
 - **Gated driveway and parking**
 - **Gardens to 3 sides**

An A substantial three-bedroom semi-detached home located on a generous plot in the popular village of Rhodesia. The property features two reception rooms, a ground floor wet room, UPVC double glazing and gas central heating. Externally, there are gardens to three sides and a gated driveway. An excellent opportunity for buyers to modernise.

£140,000

114 Tylden Road, Rhodesia, S80 3HN

Ground Floor

Entrance Hall

With UPVC double glazed entrance door.

Lounge 5.01m x 3.66m (16'5" x 12'0")

Brick fireplace with raised tiled hearth. Two central heating radiators.



Dining Room 3.64m x 3.00m (11'11" x 9'10")

Central heating radiator.



Kitchen 4.50m reducing to 1.85m x 2.60m (14'9" reducing to 6'1" x 8'6")

A range of fitted base and high-level cupboard units. Roll top work surfaces incorporate a one-and-a-half bowl sink unit with mixer tap and tiled splashbacks. A useful fitted storage cupboard houses the wall-mounted Worcester gas-fired combination boiler and



Wet Room 2.68m x 1.82m plus 1.00m x 0.86m (8'10" x 6'0" plus 3'3" x 2'10")

Fully tiled walls, a low-flush WC, and a wall-mounted hand basin. A fitted Myra Advance electric shower unit. Feature radiator.



On the first floor

Bedroom 1 4.95m x 3.64m (16'3" x 11'11")

Central heating radiator.



Bedroom 2 3.84m x 3.65m (12'7" x 12'0")

With access to a storage cupboard. Central heating radiator



Bedroom 3 3.60m x 2.62m (11'10" x 8'7")

Central heating radiator.



Outside

Front Garden

Lawned gardens to the front with a wrought iron pedestrian access gate.



Driveway

Double wrought iron gates open to a paved driveway providing car standing space.



Rear Garden

The gardens extend to the side and rear of the property, with lawned areas and planted borders. There is an outside tap and an outside light.



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.

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