



## 17 Rectory Road, Church Warsop

£300,000 Freehold

GENEROUS PLOT - OPEN VIEWS TO REAR • PUT YOUR OWN STAMP ON THE PROPERTY • CUL-DE-SAC LOCATION. EPC RATING: D • INDIVIDUALLY BUILT & EXTENDED DETACHED HOUSE • FOUR DOUBLE BEDROOMS AND ONE SINGLE • IN NEED OF SOME MODERNISATION



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**John Sankey**











## Outside

The front of the property is walled with opening to the driveway that could provide parking for several vehicles and is also laid to lawn. The rear garden is a generous plot, fully enclosed with sun area, laid to lawn with mature bushes and plants.

## Additional Information

Tenure:Freehold

Council Tax Band D

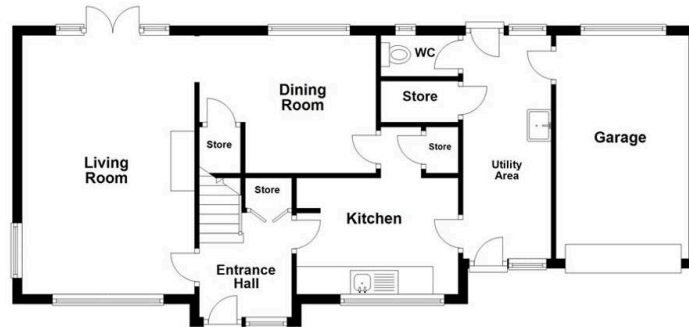
Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

We are to make potential buyers aware that the property has had a sulphate test due a slight unevenness noted to towards the middle of the kitchen floor which may or may not be due to sulphate action on the concrete. For more information, please contact our office.



### Ground Floor

Approx. 73.5 sq. metres (791.4 sq. feet)



### First Floor

Approx. 72.9 sq. metres (784.2 sq. feet)



Total area: approx. 146.4 sq. metres (1575.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only. Plan produced using PlanUp.