



22 TRENT STREET RETFORD

A very well presented three bedroom Victorian terraced house in central location close to all of the town centre amenities, train station and open area for dog walking. The property benefits from two reception rooms, shaker style galley kitchen and a good sized rear garden.

£130,000

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BROWN & CO

Property and Business Consultants

22 TRENT STREET, RETFORD, DN22 6NQ

LOCATION

Trent Street is within comfortable walking distance of the town centre with its comprehensive shopping, leisure and recreational facilities. There are schools for all age groups within comfortable distance as well as good access to the A1 and A57.

DIRECTIONS

What3words///quench.trade.snacks

ACCOMMODATION

Part glazed UPVC door into

LOUNGE 13'5" x 11'8" (4.11m x 3.58m) measured to front aspect double glazed bay window. Painted fire surround with pebble effect fire on marble raised hearth. Laminate flooring. Cupboard housing gas meters. TV point.

INNER VESTIBULE with stairs to first floor landing.

DINING ROOM 12'2" x 11'8" (3.73m x 3.60m) half glazed UPVC door to garden. Deep under stairs storage cupboard. Stained wood fire surround with fitted fire on marble effect hearth. Laminate flooring, telephone and TV points. Step down to

KITCHEN 11'7" x 5'8" (3.56m x 1.76m) side aspect double glazed window. Cream coloured shaker style units with good range of base and wall mounted cupboard units, 1 ¼ sink drainer unit with mixer tap. Space and plumbing below for washing machine and fridge. Built in electric oven with four ring electric hot and extractor above. Working surfaces, tiled upstand, ceramic tiled flooring. Door to

BATHROOM side aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with mains fed shower and bifold glazed shower screen. Vanity unit with inset sink and mixer tap. Low level wc with concealed cistern and cream coloured cupboards. Part tiled walls, extractor, chrome towel rail radiator. Recessed lighting, ceramic tiled floor with underfloor heating.

FIRST FLOOR

LANDING dado rail.

BEDROOM ONE 11'8" x 12'3" (3.60m x 3.74m) rear aspect double glazed window with views overlooking the rear garden. Period style skirtings, spotlight. Step down to

BEDROOM THREE/DRESSING ROOM 11'7" x 5'8" (3.56m x 1.76m) side aspect double glazed window. Laminate flooring. A good range of spotlighting.

BEDROOM TWO 11'8" x 11'4" (3.58m x 3.47m) front aspect double glazed window. Part picture rail. Built in over stairs storage cupboard. Period style skirtings. TV aerial lead.

OUTSIDE

The front is walled with railings to either side. The front garden has been shingled for low maintenance. Pathway to the front door.

The rear garden is fenced and has a paved patio with external lighting. Two brick built outbuildings and a brick external WC. Gate where no. 22 has pedestrian access for wheelie bins across the rear of no's. 20 & 18. The main garden is lawned with fencing to all sides and a raised stoned area to the rear.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.
Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

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

These particulars were prepared in July 2024.

Energy Efficiency Rating		Current	Potential
Many energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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