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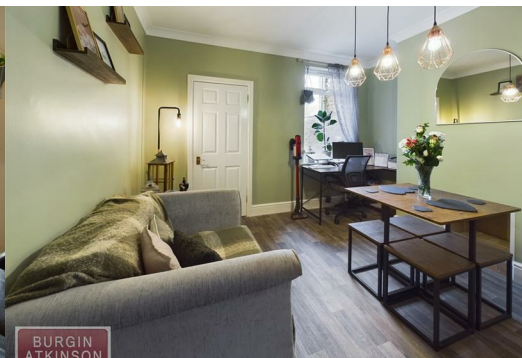
51 Caledonian Road

, Retford, DN22 7EQ

£145,000



TWO DOUBLE BEDROOM TERRACED HOME - TWO RECEPTION ROOMS - KITCHEN WITH SEPERATE UTILITY + GROUND FLOOR W/C - MAIN FOUR PIECE SUITE BATHROOM - WELL PRESENTED THROUGHOUT - ENCLOSED REAR GARDEN - ON STREET PARKING



Description

This well presented property is positioned on Caledonian Road, Retford. Retford Town boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Retford Rail Station is positioned on the East Coast mainline and provides links to London in just one hour twenty five minutes as well as many other UK cities and towns. The A1 Motorway is also just a 10 minutes drive away. The property is also within close proximity to primary schools and secondary schools.

Internally, this property offers two spacious reception rooms to the ground floor along with the galley style kitchen which offers an integrated cooker and dishwasher. Separate to the kitchen is a utility space offering access to the rear garden and a ground floor w/c. To the first floor, you will find two double bedrooms which have been thoughtfully decorated with feature fireplaces and the main, four piece suite family bathroom.

Externally, there is an enclosed rear garden which has an extended patio area and the rest is laid with artificial grass which makes this space easily maintainable.

Additionally, this property offers fully owned solar panels and the boiler was fitted 1 year ago.

Viewings are advised to appreciate the spacious yet homely feel that this property has to offer.

Living Room 12'4" x 12'2" (3.78 x 3.72)

Dining Room 12'0" x 12'0" (3.68 x 3.66)

Kitchen 6'5" x 11'10" (1.97 x 3.63)

Utility Room 6'6" x 4'4" (2.00 x 1.34)

W/C 5'8" x 4'4" (1.73 x 1.34)

Bedroom One 12'1" x 12'2" (3.70 x 3.71)

Bedroom Two 12'8" x 12'5" (3.88 x 3.79)

Main Bathroom 6'5" x 11'10" (1.97 x 3.61)

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: Mains water, electricity and drainage are connected along with an 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.

Parking: On Street parking is available.

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.

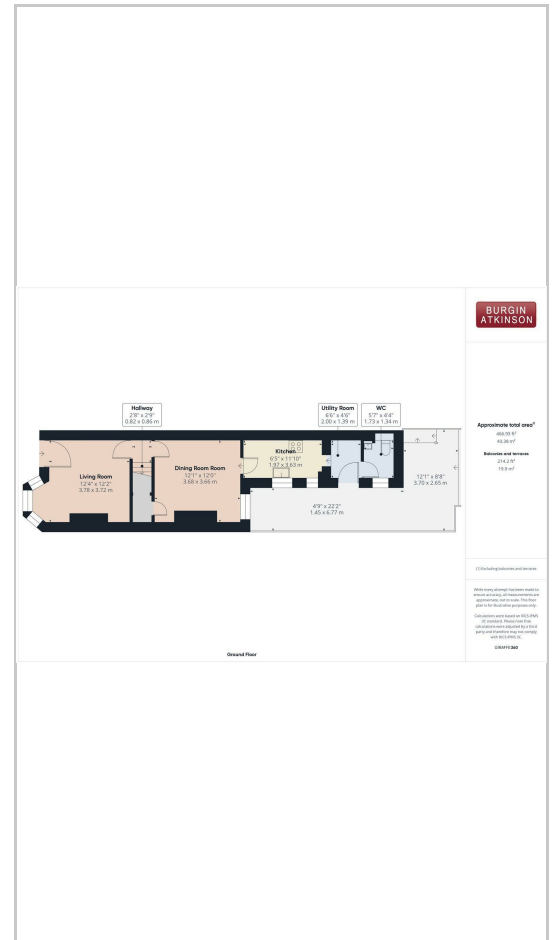
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

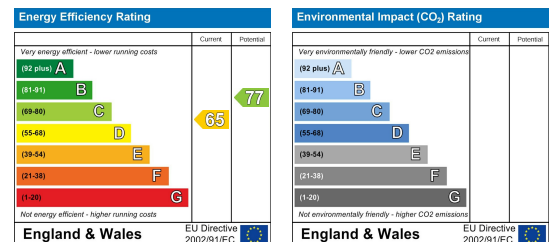
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.