



## Moorgate

, Retford, DN22 6RS

£110,000



Welcome to this charming mid-terrace cottage located in the sought-after area of Moorgate, Retford. Situated in a vibrant neighbourhood, this house offers the ideal blend of tranquillity and urban living. Whether you're a first-time buyer or looking for an investment opportunity, this property has something for everyone.

Don't miss the chance to make this house your home sweet home in the heart of Moorgate, Retford. Contact us today to arrange a viewing and step into your future with this lovely property.



## Description

This property offers the opportunity for a first time buyer / buy to let or a work 'bolt hole'. The property is in walking distance of the town centre and the train station which allows you to be in London Kings Cross in just an hour and a half.

The property briefly consists of a cosy lounge, kitchen / diner, one double bedroom, bathroom and small cottage garden.

### Lounge 11'11" x 12'0" (3.65m x 3.68m )

The lounge is entered via the front door, built in wooden storage with bench seating either side of the chimney breast with a gas centre featured fire which has a wooden mantle and marble effect hearth , up lights, curtains and radiator.

### Kitchen / Diner 9'3" x 9'10" (2.84m x 3.0m )

The kitchen is a country style kitchen with wall and base units overlooking the rear garden, with part- tiled walls, tiled floors with space for cooker / fridge / freezer and washing machine. The dining area has tongue and groove wood panelled walls and under stair storage with the decorative open plan stairs into the room.

### Bedroom 12'4" x 12'1" (3.76m x 3.70m)

The bedroom is a large double room with carpets, coving, central light and a front facing window.

### Bathroom 8'7" x 8'9" (2.64m x 2.67m )

The bathroom is spacious with laminate flooring, bath, bidet, toilet, radiator, airing cupboard and built in storage.

## Outside

The back garden is accessed either by the rear door leading from the kitchen or down the side entrance under the flying freehold. It is a 'hidden gem' as you descend the stairs into the garden you're met with a walkway along decorative stepping stones to an Astro turf lawn, shrubs and bushes with an under covered storage shed.

## Additional Benefits

### Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. 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 finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

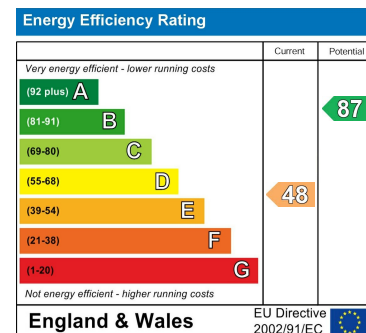
## Area Map



## Floor Plans



## Energy Efficiency Graph



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16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk