



# Strawberry Road

, Retford, DN22 7EL

£130,000

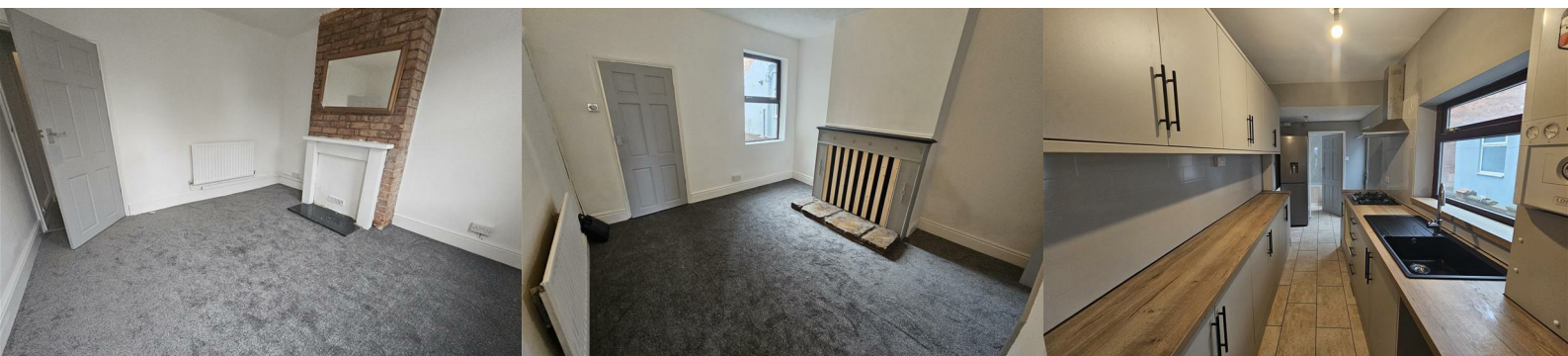


Welcome to this newly renovated modern property located on Strawberry Road, Retford.

Upon entering, you are greeted by not one, but two inviting reception rooms. The property offers two cosy bedrooms, providing ample space for a small family, guests, or even a home office. With the convenience of two bathrooms the will be no more queuing for the bathroom.

Situated in the picturesque market town of Retford, this property offers both tranquillity and convience from quaint local shops to charming cafes, everything you need is just a stone's throw away.

Don't miss this opportunity to own a piece of history on the iconic Strawberry Road. Whether you're looking to settle down or seeking an investment opportunity, this property has the potential to fulfil your dreams. Book a viewing today and step into your future home filled with character and charm.



## Description

This two double bedroom property has been newly renovated, decorated and had an extra bathroom installed. Ideal for an investor or a first time buyer.

### Lounge 11'6" x 11'2" (3.53m x 3.42m)

The living room is a spacious newly carpeted room with a front facing window, a chimney that has a wood surround heath, and a radiator.

### Dining Room 11'6" x 11'6" (3.53m x 3.52m)

The dining room is a spacious room with grey carpet, a stone heath that has a grey surround and a radiator, a window that overlooks the rear.

### Kitchen 15'4" x 6'0" (4.69m x 1.83m)

The kitchen has tiled flooring, partially tiled walls and a window above the sink, four ring gas hob, a free standing fridge freezer, the units are slow closing wooden effect cupboards. There is space for a washing machine and oven to be fitted. The central gas combi boiler is located within the kitchen.

### Downstairs Bathroom 7'1" x 5'10" (2.16m x 1.78m)

The downstairs bathroom has tiled flooring and partially tiled walls where the window sits. There is a vanity style sink and a gravity fed shower system that is above the bath tub and WC.

### Bedroom One & Ensuite 12'1" x 11'6" (3.69m x 3.51m)

Bedroom one is a double bedroom rear facing, with new carpet, radiator. Benefiting with an ensuite comprising of part tiled walls, bath, wc and hand basin and dual aspect windows

### Bedroom Two 11'6" x 11'2" (3.52m x 3.42m)

Bedroom two is a double room that has a front facing window, part panelled wall, central light, carpet and a radiator.

## 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.

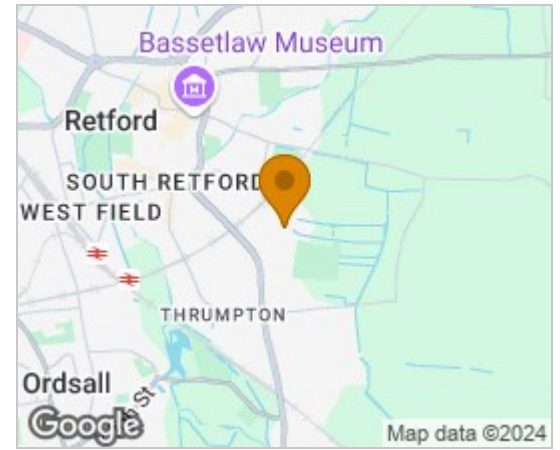
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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

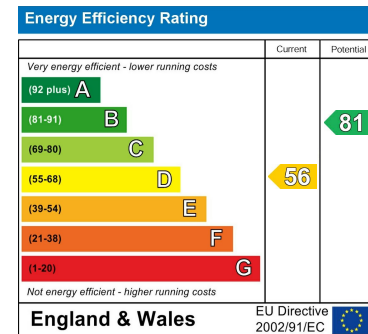
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

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