



Spital Hill

, Retford, DN22 6QB

Offers over £120,000



NO UPWARD CHAIN - Located walking distance away from Retford Town centre, this end terrace house presents an excellent opportunity for those seeking an ideal first time buyers property / Investors property. The property boasts a well-proportioned reception room, with two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

The end terrace position offers added privacy and a sense of space, making it a desirable choice for prospective buyers.

Retford is known for its friendly community and excellent local amenities, including shops, schools, and parks, all within easy reach. This property not only offers a lovely living space but also the chance to enjoy the vibrant lifestyle that Retford has to offer.

In summary, this end terrace house on Spital Hill is a wonderful opportunity for anyone looking to settle in a sought after location of the Town and train station, it is sure to attract interest from a variety of potential residents. Don't miss the chance to make this charming property your new home.



Description

Ideal FTB / Investors Property with NO UPWARD CHAIN - This two bedroom terraced property is a prime location for easy access to Retford Town centre and all the Historic market town has to offer. The property briefly comprises of a generous reception room, kitchen, and out buildings to the ground floor, two double bedrooms and a wet room to the first floor. To the outside there are enclosed front and rear gardens.

Entrance Hallway

The property is entered through the front facing new composite door into the hallway with access to the first floor to the right of the hallway with laminate flooring, radiator, wall mounted central heating controls leading through to the kitchen.

Kitchen 6'6" x 5'6" (2.00m x 1.70m)

The kitchen comprises of wood base and wall display units with a black speckled effect worktop and breakfast bar, stainless steel sink, washing machine and free standing four ring gas oven and hob. Laminate flooring continues through from the hallway and part tiled walls. Under stairs storage with a space saving concertina folding door. The under cover out houses are accessed through the wooden side kitchen door.

Lounge 18'7" x 10'5" (5.67m x 3.20m)

The lounge is a dual aspect room with front and rear facing windows allowing the natural light to flood within, carpet to the floor, coving, two radiators with TRVs and a centre feature of a wall mounted gas fire as secondary heating with a wooden surround and stone hearth.

Stairs & Landing

With carpet to the stairs leading to the first floor landing with a storage cupboard on the landing and loft access.

Master Bedroom 14'11" x 9'8" (4.57m x 2.95m)

The master bedroom is a generous size front facing double bedroom with additional built in storage of the old airing cupboard, two upvc windows, radiator and carpet.

Bedroom Two 12'9" x 9'2" (3.90m x 2.80m)

A double bedroom rear facing with carpet, upvc window, radiator and ceiling light.

Wet Room 7'8" x 5'5" (2.35m x 1.67m)

The wet room consists of a double walk in shower cubicle with glass screen and electric shower, part tiled walls, sink encased in a white gloss vanity unit and wc with vinyl flooring.

Out Houses

Leaving the kitchen through the side door stand the original outside coal shed and outside wc which have been conveniently enclosed with a front and rear wooden door and corrugated plastic roof.

Outside

To the front and rear there are enclosed gardens with lawn to the front with small plants and shrubs and a side gravel boarder. The rear garden can be accessed through the out house building onto the back which has low maintenance gravel boarders and small shrubs and an out side rear water supply.

Additional Information

The property benefits from a Greenstar 30 ErP combi boiler approximately 6 years old.

Disclaimer

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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.

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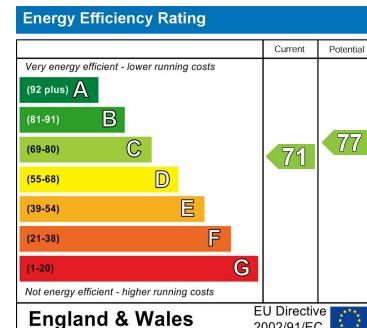
Area Map



Floor Plans



Energy Efficiency Graph



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