



3 Hatfield Street, Retford, DN22 6LY



£150,000

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This period semi-detached home is conveniently placed for accessing Retford town centre. Presented to an excellent standard throughout, the property features two reception rooms, kitchen with granite work surfaces, two double bedrooms and a bathroom. There is also a low-maintenance garden to the rear with outbuilding and off-road parking to the front.



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ENTRANCE PORCH

1.04m x 0.85m (3'5" x 2'10")

UPVC double-glazed obscure front entrance door, UPVC double-glazed windows to left and right aspects.

SITTING ROOM

3.65m x 3.62m (12'0" x 11'11")

UPVC double glazed splayed bay window to front aspect, chimney breast with tiled hearth, moulded coving to ceiling, double panel radiator.

DINING ROOM

3.64m x 3.64m (11'11" x 11'11")

UPVC double-glazed window to front aspect, Chinese slate tiled floor covering, double panel radiator, under stair storage cupboard, gas-fired central heating boiler.

KITCHEN

3.15m x 2.10m (10'4" x 6'11")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath granite work surfaces. Appliances include a 'Zanussi' electric oven, as well as a four-ring gas hob with an extractor hood above. The kitchen also has space and supply for an under-counter fridge, space and plumbing for a washing machine, an under-mounted single bowl sink, UPVC double glazed window to right aspect and a matching obscure door to the right leading out to the garden. The Chinese slate floor covering continues from the dining room and there is a tall column-style radiator.



1ST FLOOR-LANDING

3.66m x 1.89m (12'0" x 6'2")

Timber effect laminate floor covering, UPVC double glazed window to right aspect, doors leading to all first-floor accommodation.

BEDROOM ONE

3.62m x 3.29m (11'11" x 10'10")

UPVC double glazed window to front aspect, double panel radiator.

BEDROOM TWO

3.29m x 2.66m (10'10" x 8'8")

UPVC double glazed window to front aspect, double panel radiator.

BATHROOM

3.15m x 2.14m (10'4" x 7'0")

UPVC double glazed window to right aspect, roll top bath with electric shower above low-level flush w.c., pedestal wash hand basin, double panel radiator, storage cupboard.

GARDENS & GROUNDS

0.00m x 0.00m (0'0" x 0'0")

The property is accessed off Hatfield Street via a concrete driveway, which provides parking for two vehicles and leads to the front entrance door. A ginnel to the right of the property leads to a wrought iron gate, accessing the rear garden and detached outbuilding.

OUTBUILDING

3.12m x 1.85m (10'2" x 6'1")

Power within.

TENURE

Freehold

COUNCIL TAX

Band A

SERVICES

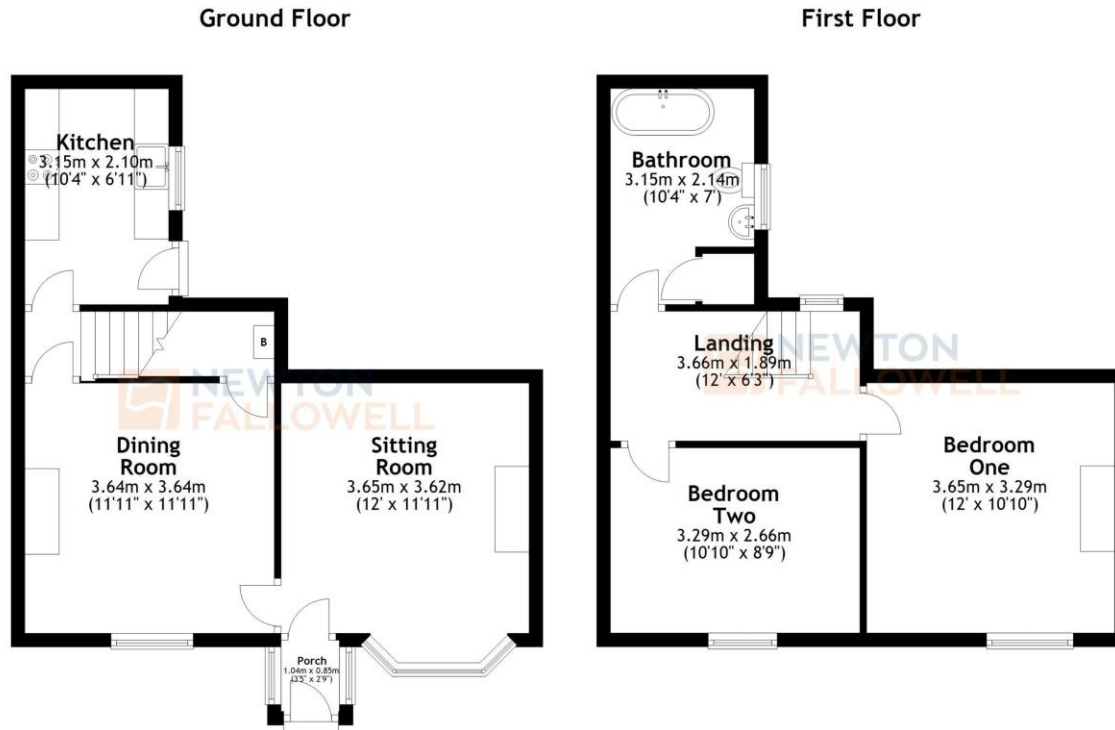
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.



Floorplan



Total area: approx. 74.1 sq. metres (797.1 sq. feet)



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