



43 Darrel Road, Retford,  
DN22 7DH



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# £130,000

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This refurbished home is situated on Darrel Road, a cul-de-sac located within easy walking distance of Retford town centre and the mainline railway station. Offered with no upward chain, the property features an open plan lounge/diner, a contemporary breakfast kitchen, utility room and wet room, as well as two double bedrooms and a modern bathroom on the first floor. Externally, the property also features an enclosed garden to the rear.





## LOUNGE/DINER 8.60m x 3.80m (28'2" x 12'6")

Double glazed front entrance door with matching top light, double glazed window to front aspect, timber flooring, staircase leading to 1st floor, double glazed windows to right aspect, two double panel radiators.



## BREAKFAST KITCHEN 3.80m x 3.10m (12'6" x 10'2")

Fitted with a range of base and wall units, consisting of soft close cupboards and drawers underneath timber work surfaces. Appliances include a 'Lamona' four-zone induction hob with angled extractor hood above, a 'Caple' fan assisted electric oven, and an upright fridge freezer. Tiled flooring, double panel radiator, double glazed windows to right and rear aspects and matching door to rear aspect, double glazed roof light to right aspect, single bowl sink and drainer with pull-out mixed tap.



## UTILITY ROOM 1.80m x 1.60m (5'11" x 5'2")

Double glazed roof light to right aspect, space and plumbing for washing machine and tumble dryer, timber work surface area, tiled flooring.

## WET ROOM 1.70m x 1.50m (5'7" x 4'11")

Wall-mounted mains shower corner mounted wash hand basin, low-level dual flush WC, ladder style towel radiator, double glazed obscure window to right aspect, tiled flooring, fully tiled walls, wall-mounted extractor fan.

## BEDROOM ONE 3.80m x 3.50m (12'6" x 11'6")

Double glazed window to front aspect, double panel radiator.

## BEDROOM TWO 2.70m x 2.60m (8'11" x 8'6")

Double glazed window to rear aspect, double panel radiator, timber effect flooring.

## BATHROOM 3.10m x 1.80m (10'2" x 5'11")



Panel bath with electric 'Mira' shower above, low level flush WC, wash hand basin with toiletry storage below, double glazed obscure window to rear aspect, cupboard housing 'Ideal' gas fired combination central heating boiler, column style radiator, timber effect flooring, fully tiled walls.

## 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.



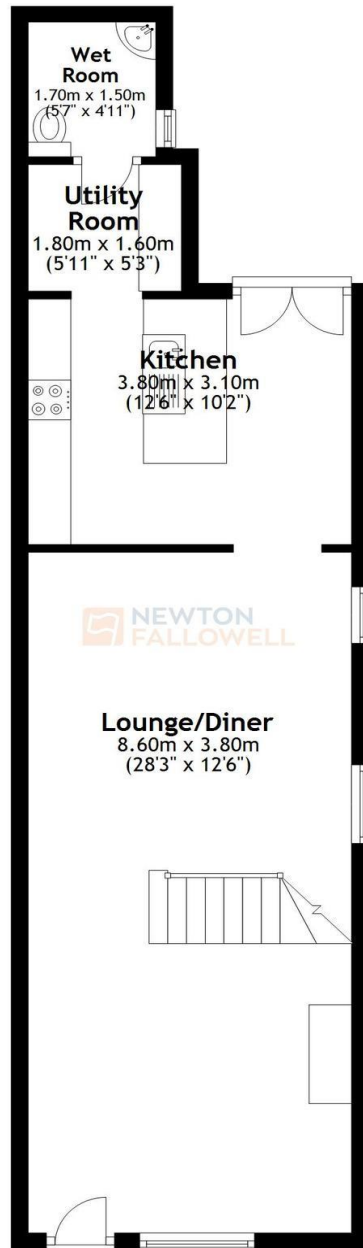
## DISCLAIMER

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.



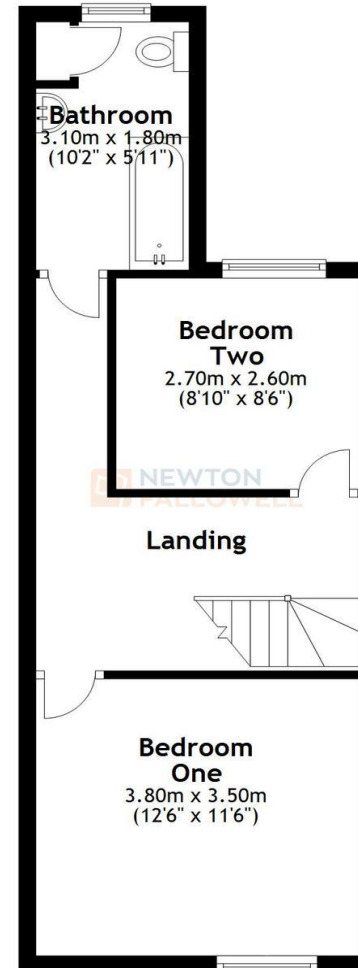
### Ground Floor

Approx. 50.6 sq. metres (544.7 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



Total area: approx. 87.8 sq. metres (945.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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