



5 Union Street, Retford, DN22 6LB



Offers in excess of £110,000



Nestled in Retford, 5 Union Street presents a charming two-bedroom residence offering comfortable and distinct living spaces. The property features a welcoming living room enhanced by a multi-fuel stove, perfect for cosy evenings. A separate dining room provides an ideal space for meals and entertaining. The functional kitchen is well-equipped, and the property also includes a main bathroom and a private rear courtyard, offering a pleasant outdoor retreat. With its traditional features and convenient layout, this property presents an excellent opportunity for those seeking a well-located home.





Living Room 3.64m x 4.01m (11'11" x 13'2")

Multi-fuel stove and surround, double-glazed window to the front aspect, wooden door with single-glazed sidelight above, tall wall-mounted radiator, TV point, and carpeted throughout.

Dining Room 3.64m x 3.04m (11'11" x 10'0")

Fireplace and surround, tall wall-mounted radiator, single-glazed window to the front aspect, carpeted throughout, alcove with under-stair storage.



Kitchen 3.57m x 2.57m (11'8" x 8'5")

Double-glazed window to the left aspect, rear door with double glazing obscured glass, wall and floor-mounted units, mantelpiece, double panel radiator, integrated electric fan-assisted oven, four-ring gas hob, sink with mixer tap and drainer.



First Floor Landing

Carpeted throughout and storage cupboard leading to loft space.

Airing Cupboard/Storage

Suitable for linen storage and hanging. Also has the water storage tank within.

Bedroom One 3.49m x 4.34m (11'6" x 14'2")

Single-pane window to the front aspect, single panel radiator, TV point, feature fireplace, carpeted throughout.

Bedroom Two 3.78m x 2.18m (12'5" x 7'2")

Two single-glazed windows to the left aspect, carpeted throughout, and double radiator.



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Bathroom 2.43m x 2.06m (8'0" x 6'10")

Single-glazed window to the rear aspect, tiled surround with wall-mounted shower unit and overhead showerhead, panel bath, concealed flush WC, wall-mounted heated towel rail, wash hand basin on pedestal, tiled flooring throughout.

Rear Courtyard

Patio with surrounding walls on all aspects, an area for sitting.

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. Any



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site measurements given are subject to site survey.

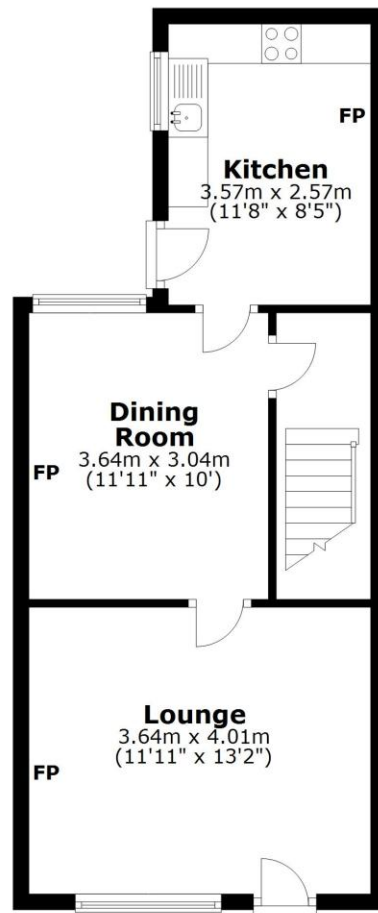
Services

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.



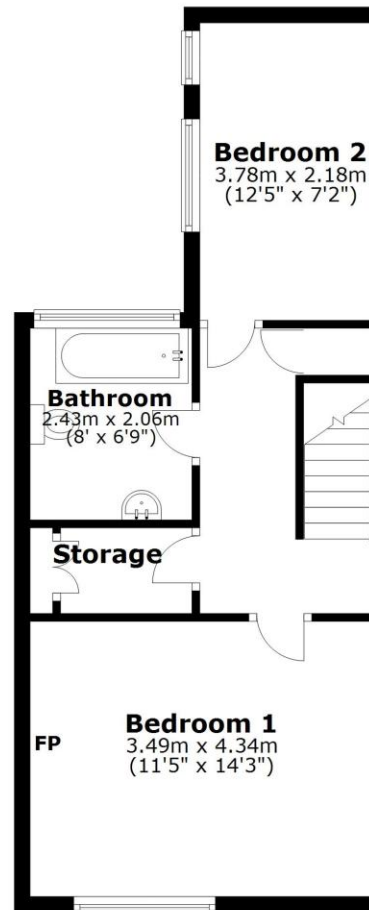
Ground Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 80.0 sq. metres (860.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		