



14 Humber Street, Retford, DN22 6LZ



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# £125,000



This Victorian terraced home, located on the desirable Humber Street, offers a fantastic prospect for those seeking their first property or a solid investment. Available with the added convenience of no upward chain, this property ensures a quicker and simpler transaction. The internal layout features two comfortable double bedrooms, providing ample space, alongside a bathroom equipped with a four-piece suite for added comfort. Completing the accommodation are a welcoming sitting room, a practical kitchen, and a useful utility room, catering to everyday needs.





### SITTING ROOM 3.58m x 3.46m (11'8" x 11'5")

Upvc double-glazed obscure front entrance door with matching toplight, uPVC double-glazed window to front aspect, chimney breast with carved timber mantel, polished stone hearth, double panel radiator, understair storage cupboard, television and BT points.

uPVC double glazed window to rear aspect.

### UTILITY ROOM 3.73m x 1.79m (12'2" x 5'11")

Upvc double glazed obscure window to left aspect, matching door to left aspect leading out to the rear yard, 'Worcester' gas-fired central heating boiler, double panel radiator, space and plumbing for washing machine, electric consumer unit.



### STAIR LOBBY 0.9m x 0.9m (3'0" x 3'0")

Stairs leading to the first floor, thermostat and timer controls for the central heating.

### BEDROOM ONE 3.6m x 3.46m (11'10" x 11'5")

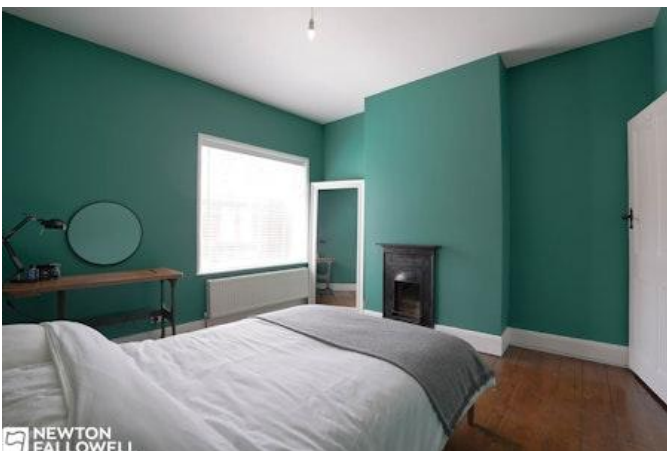
Upvc double glazed window to front aspect, double panel radiator, cast iron fireplace.

### KITCHEN 3.44m x 3.01m (11'4" x 9'11")

Fitted with a range of Shaker-style base and wall units consisting of soft-close cupboards and drawers underneath timber effect roll top work surfaces. Integrated slim-line dishwasher, space and supply for 90cm electric range cooker with extractor hood above, larder unit, integrated fridge, ceramic single bowl sink and drainer, double panel radiator, tile effect floor covering,

### BEDROOM TWO 3.66m x 3.45m (12'0" x 11'4")

Upvc double glazed window to rear aspect, column style radiator, bulkhead storage cupboard and further double-doored cupboard, coving to ceiling.







## BATHROOM 3.7m x 1.75m (12'1" x 5'8")

Four-piece suite consisting of a fully tiled shower enclosure with mains fed shower within, low-level flush w.c.' Twyfords' pedestal wash hand basin and a panel bath. Chrome ladder-style towel radiator, panelling to dado height, tiled floor covering, double glazed obscure window to rear aspect.

## ATTACHED OUTBUILDING 2.13m x 1.53m (7'0" x 5'0")

## GARDENS & GROUNDS

The property is accessed off Humber Street through a wrought iron gate, which leads to a tiled path accessing the front entrance door. The property has a rear garden and also benefits from an additional away garden with rear access that can also be gained via the side of the property (with this being an end terrace).





## 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.

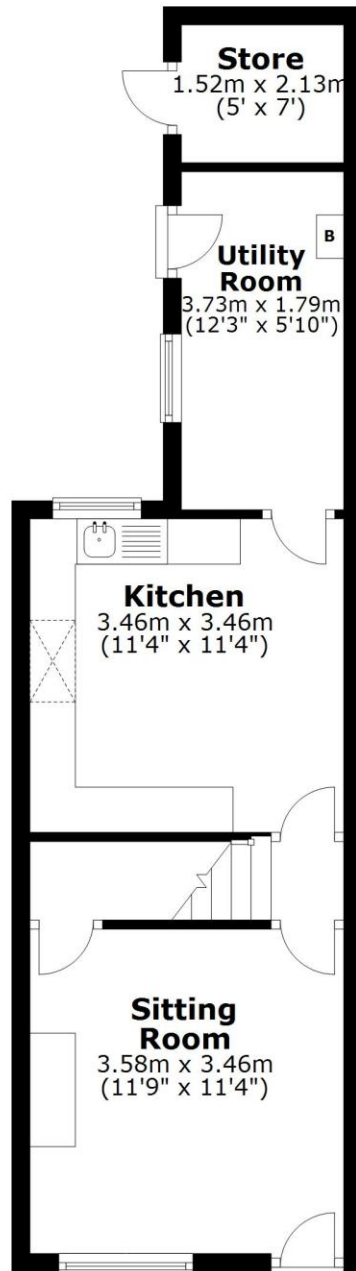
## DISCLAIMER

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.



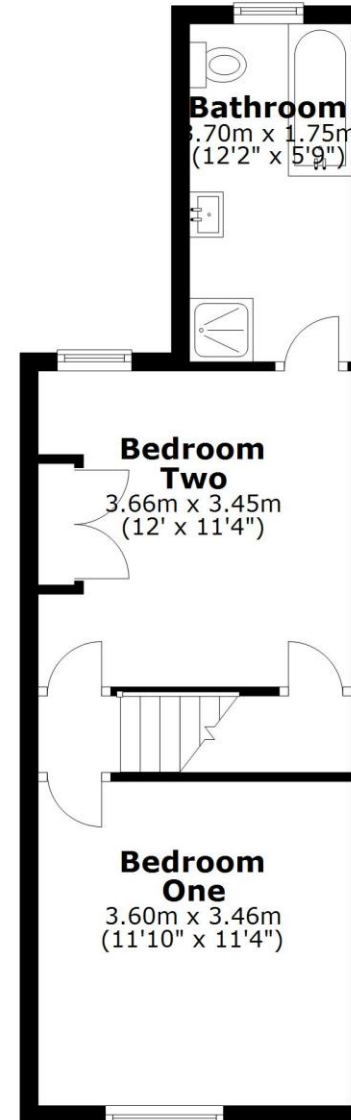
## Ground Floor

Approx. 38.3 sq. metres (412.5 sq. feet)

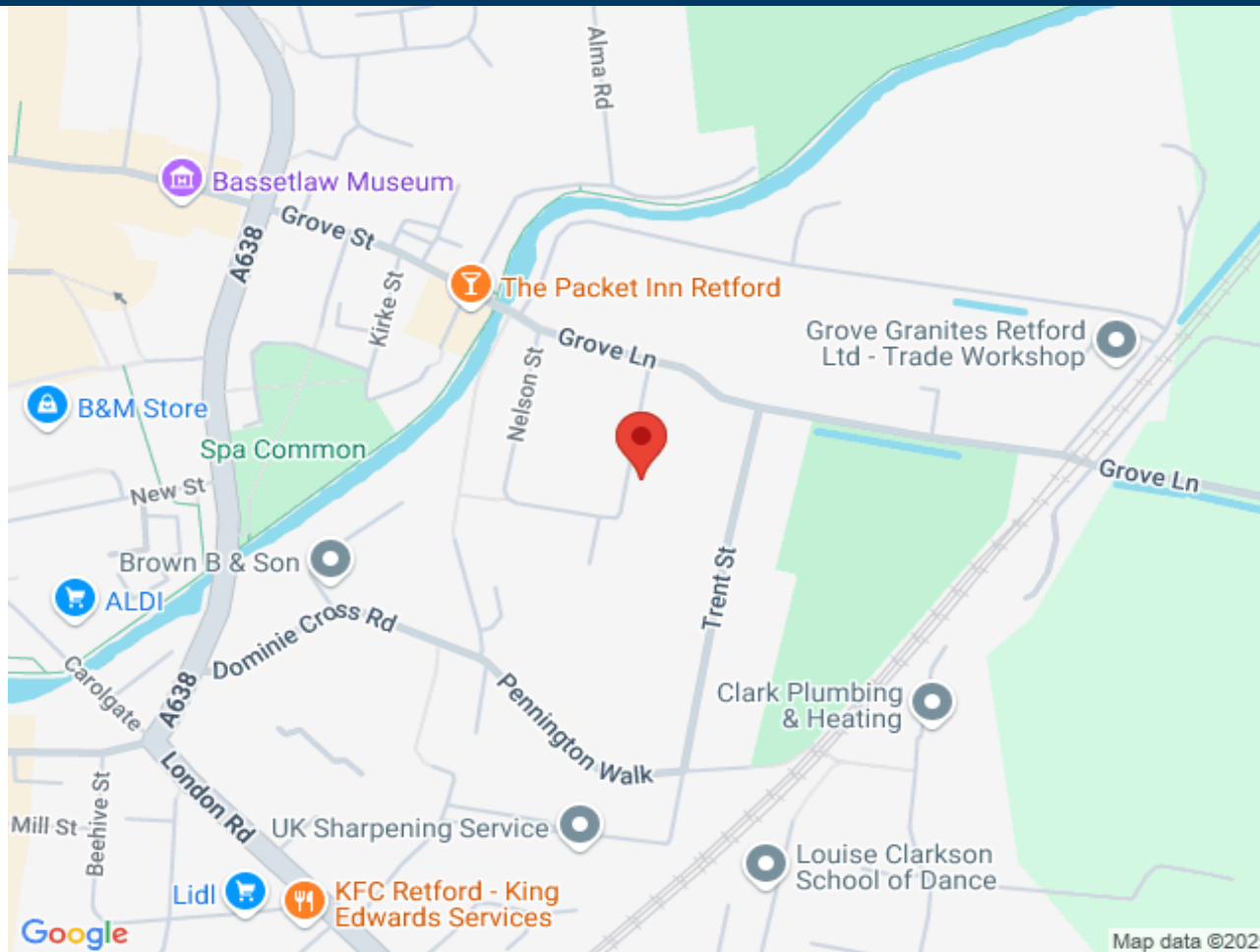


## First Floor

Approx. 35.3 sq. metres (380.5 sq. feet)



Total area: approx. 73.7 sq. metres (793.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

