



12 Hind Street, Retford, DN22 7EN

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£130,000



This well-presented terraced house offers an excellent opportunity for buyers seeking a comfortable and practical home in Retford, Nottinghamshire. The property is freehold in tenure and is arranged over two floors, offering two generous bedrooms and two bathrooms, including a conveniently located downstairs shower room. The residence benefits from gas central heating throughout, ensuring warmth and efficiency all year round.





Retford is a historic market town in Nottinghamshire, known for its blend of traditional charm and modern amenities. The area offers a wide range of services, including shopping, professional services, and leisure facilities. Residents benefit from access to reputable schools, community spaces, and parks. Retford is well-connected by road and rail networks, providing convenient transport links to surrounding towns and cities, making it a desirable location for commuting and daily living.

Lounge 3.66m x 3.46m (12'0" x 11'5")

Features a double-glazed window to the front aspect, an electric fireplace, double panel radiator, and a uPVC door with a double-glazed obscure glass window and matching side light. Includes a TV point.

Dining Room 3.72m x 3.46m (12'2" x 11'5")

A welcoming space featuring a multi-fuel stove with a surround, fitted storage, double panel radiator, and a double-glazed

window to the rear aspect. Also includes under-the-stairs storage.

Kitchen 3.45m x 1.82m (11'4" x 6'0")

Equipped with floor and wall-mounted cupboards, a four-ring gas hob and extractor hood, and a sink with drainer. There is space and plumbing for a freestanding washing machine and dishwasher, plus space for a freestanding fridge freezer. Features a uPVC door with double-glazed obscure glass to the side aspect, a double-glazed window to the rear aspect, and a tall, modern wall-mounted radiator.

Rear Porch 2.82m x 1.55m (9'4" x 5'1")

Features a plastic corrugated roof, double-glazed windows, and a uPVC door with double-glazed glass leading out to the garden.

Bathroom 2.22m x 1.82m (7'4" x 6'0")

Features a panel bath with wall-mounted shower controls and showerhead, a flush WC, a wash basin on a pedestal, and a wall-mounted heated towel rail. Includes a double-glazed obscure glass window to the side aspect.

Bedroom One 3.72m x 3.46m (12'2" x 11'5")



Features a double-glazed window to the front aspect, a double panel radiator, and fitted storage.

Bedroom Two 3.67m x 3.46m (12'0" x 11'5")

Features a double-glazed window to the front aspect, a double panel radiator, and fitted storage.

Shower Room 3.45m x 1.8m (11'4" x 5'11")

Features a curved quadrant shower cubicle with wall-mounted showerhead and controls, a wash hand basin on a pedestal with mixer tap, a dual flush WC, fitted storage, and a wall-mounted heated towel rail. Includes a double-glazed obscure glass window to the rear aspect.

Gardens and Grounds

The private and enclosed rear garden includes decking, a lawn area, a small pond, a storage room, and provides parking for one vehicle.

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 site measurements given are subject to site survey.

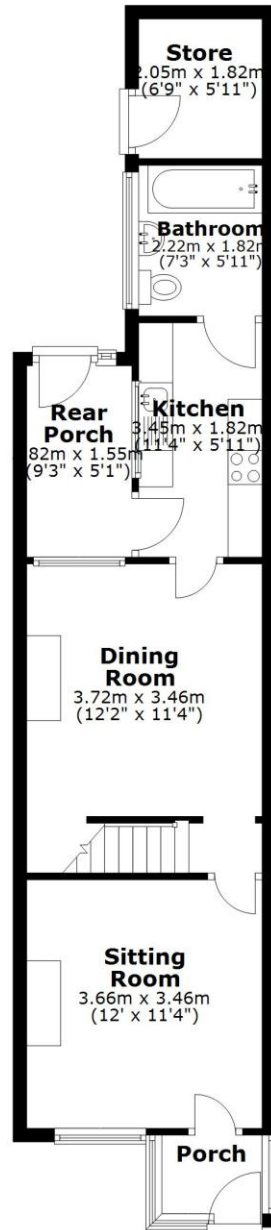
Services

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. 50.0 sq. metres (538.3 sq. feet)

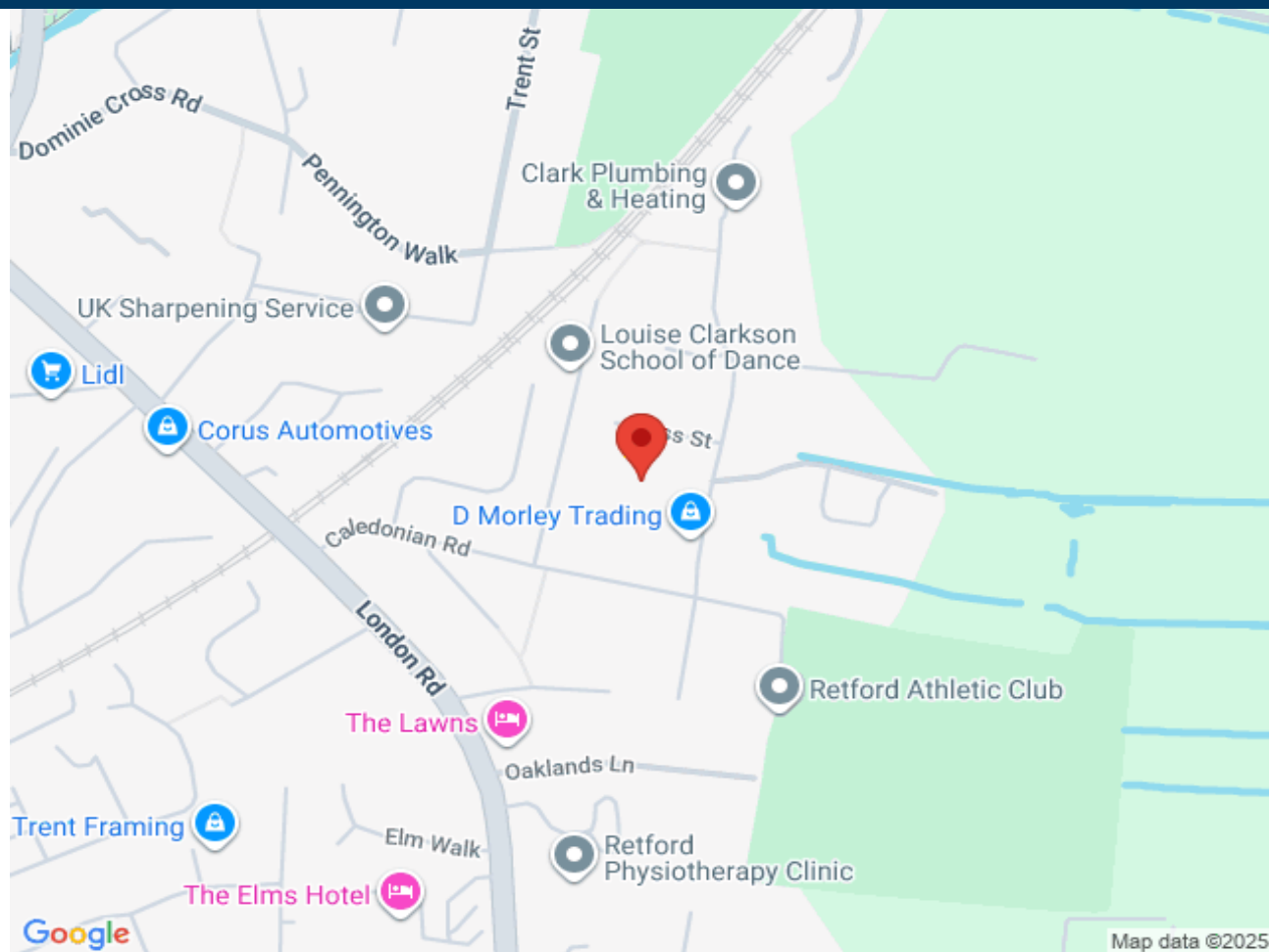


First Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



Total area: approx. 85.2 sq. metres (917.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		