









## welcome to

# **Springfield Road, Retford**

Offering SUPERB value for money is this GENEROUSLY APPOINTED two DOUBLE bedroom mid townhouse. Having gardens to the front and rear and a garage. Located to the fringes of the town centre, this property is the ideal first home or buy to let investment.













#### **Entrance Hall**

Neutral decor, central heating radiator and a double glazed door.

#### Lounge

12' 2" x 12' 3" ( 3.71m x 3.73m )

Neutral decor, feature fire surround, under stairs storage, central heating radiator and a single glazed window.

#### Kitchen

15' 6" x 8' 3" ( 4.72m x 2.51m )

Fitted with a good range of cream wall and base units, complementary work surfaces and stainless steel sink and drainer unit. With integrated electric oven and gas hob and space for fridge freezer. Tiled flooring, central heating radiator and single glazed window.

## Landing

Staircase leading to landing with storage cupboard and central heating radiator.

#### **Bedroom One**

15' 8" x 11' 2" ( 4.78m x 3.40m )

Neutral decor, central heating radiator and single glazed window.

## **Bedroom Two**

8' x 9' 11" ( 2.44m x 3.02m )

Neutral decor, single glazed window and central heating radiator.

#### **Bathroom**

Fitted with wc, wash hand basin and bath with shower above, Complementary flooring, central heating radiator and single glazed window.

#### **Exterior**

Enclosed lawned garden to the rear with a block paved path leading to a gate to the rear and a detached garage.





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## **Springfield Road, Retford**

- IDEAL FIRST TIME BUYER OR INVESTMENT
- NO UPWARD CHAIN
- Two double bedroom mid townhouse
- Front and rear garden
- Garage

Tenure: Freehold EPC Rating: C

£90,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD104298



Property Ref: RFD104298 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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