



Bye Path Road, Retford DN22 6SX

welcome to

Bye Path Road, Retford

*****CHAIN FREE***** This is a **DECEPTIVELY SPACIOUS** two bedroom mid terrace property positioned to the fringes of Retford town. An **EXCELLENT CHOICE** for a first time buyer or as a buy to let investment.



Kitchen

11' 11" x 9' 4" (3.63m x 2.84m)

Fitted with a range of white shaker wall and base units with complementary worksurfaces and a ceramic sink and drainer. Integrated electric oven and hob with an extractor above, space for a fridge freezer and plumbing for a washing machine. Double glazed window and door, wall mounted boiler (new 2018, 10 year warranty)

Inner Hall

Doors leading to three storage cupboards.

Bathroom

Fitted with a three piece white suite and a shower cubicle. Central heating radiator and splashback tiling.

Lounge

12' 11" max x 11' 11" (3.94m max x 3.63m)

Feature fire surround with a living flame gas fire and stairs leading to the first floor. Open into the dining room

Dining Room

10' x 7' 6" (3.05m x 2.29m)

Central heating radiator and double glazed patio doors to the rear.

First Floor

Landing

Bedroom One

11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed window, fitted storage cupboards and a central heating radiator.

Bedroom Two

9' 4" plus recess x 10' 4" (2.84m plus recess x 3.15m)

Double glazed window, central heating radiator and a wash hand basin.

W.C

Fitted with a w.c. only.

Exterior

To the front is a paved buffer garden fronted by wall and gated. To the rear is a mature lawned garden with raised beds and a paved patio seating area. The garden is enclosed by hedge and fence.



view this property online williamhbrown.co.uk/Property/RFD108972



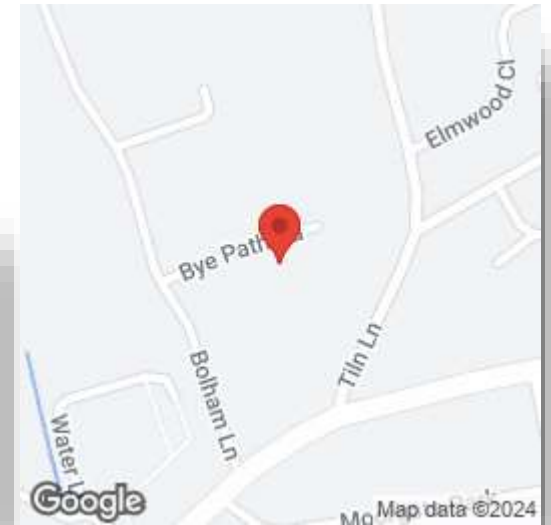
welcome to

Bye Path Road, Retford

- ***CHAIN FREE**
- Two bedroom mid terrace home
- Lounge, kitchen, dining room, ground floor bathroom
- Two bedrooms and a w.c. to the first floor
- New boiler 2018 (10 year warranty)

Tenure: Freehold EPC Rating: Awaiting

£140,000



Please note the marker reflects the postcode not the actual property

[view this property online](https://www.williamhbrown.co.uk/Property/RFD108972) [williamhbrown.co.uk/Property/RFD108972](https://www.williamhbrown.co.uk/Property/RFD108972)



Property Ref:
RFD108972 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)