









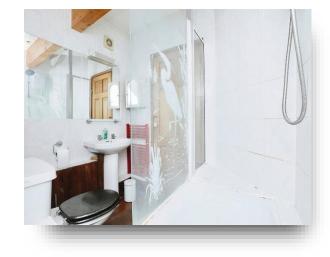
# welcome to

# **The Old Chapel Town Street, Sutton Retford**

Two bedroom detached character property with lounge diner and kitchen downstairs, two double bedrooms and bathroom upstairs. Located in the sought after and well served village of Sutton. Superb local schools.













### **Lounge Diner**

14' 3" x 25' 10" ( 4.34m x 7.87m )

Open fire set into the brick chimney breast, built in storage, tiled flooring and two triple glazed arched picture windows. Stairs lead to the first floor accommodation.

#### Kitchen

7' 3" x 16' 8" max ( 2.21m x 5.08m max )

Fitted with a range of wall and base units with worksurfaces, breakfast bar, splashback tiling and a stainless steel sink and drainer. Integrated gas hob with an extractor above and an electric oven, space for a fridge and freezer and plumbing for a washing machine. Parquet flooring, ordinal beams to the ceiling, coal store, heated towel rail and a velux style window.

## First Floor Landing

Velux style window, wooden flooring and an airing cupboard.

#### **Bedroom One**

10' 3" x 11' 2" ( 3.12m x 3.40m )
Velux style window and wooden flooring.

#### **Bedroom Two**

14' 2" x 6' 9" max ( 4.32m x 2.06m max ) Velux style window and wooden flooring.

#### **Bathroom**

Fitted with a bath with an electric shower above, wash hand basin and a w.c. Tiled walls, wooden flooring and a velux style window.

#### **Exterior**

Box hedge to the front of the property.





# welcome to

# The Old Chapel Town Street, Sutton Retford

- Detached character property
- Lounge diner and kitchen downstairs
- Two double bedrooms and bathroom upstairs
- Situated in a popular and well served village location
- Superb local schools

Tenure: Freehold EPC Rating: F

£240,000









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Property Ref: RFD109214 - 0004 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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