









welcome to

Spital Hill, Retford

NO UPWARD CHAIN Located in a popular residential area is this two double bed detached bungalow. Benefiting from garage with parking, garden area to the front and enclosed gardens to the rear.













Entrance Hall

Central heating radiator and double glazed door to the front.

Lounge

20' 10" x 11' 10" (6.35m x 3.61m)

Feature fire place with stone hearth and surround and gas fire, double glazed window to the front and rear facing double glazed patio doors.

Kitchen

12' 9" x 9' 11" (3.89m x 3.02m)

Fitted with wall and base units, work surfaces and 1 1/2 sink and drainer unit. Tiled walls, plumbing for dish washer and electric oven.

Conservatory

10' 1" x 7' 4" (3.07m x 2.24m)

Polycarbonate roofing, double glazed windows and double glazed door to the side.

Porch

7' 4" x 7' 8" (2.24m x 2.34m)

Polycarbonate roofing, plumbing for washing machine, double glazed widow and double glazed door to the side.

Bedroom One

9' 10" x 12' 10" (3.00m x 3.91m)

Central heating radiator and front facing double glazed window.

Bedroom Two

12' 10" including wardrobes x 11' 10" (3.91m including wardrobes x 3.61m)

Built in wardrobes, central heating radiator and double glazed window to the front.

Bathroom

Fitted with wc, wash hand basin with vanity unit beneath and shower cubicle. Cupboard housing the boiler, central heating radiator and side facing double glazed window.

Front Garden

Walled to the front with hedging. Driveway to one side which leads to the garage. Driveway to the other side with double gates leading to the rear of the property.

Rear Garden

Lawned area and patio area with cold water tap.

Garage

18' x 8' 6" (5.49m x 2.59m)

Electric up and over door, double glazed window to the side and double glazed door to the rear.





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Spital Hill, Retford

- NO UPWARD CHAIN
- Two double bedroom detached bungalow
- · Lounge, kitchen, conservatory and porch
- Garage and parking
- Front garden area and enclosed rear gardens

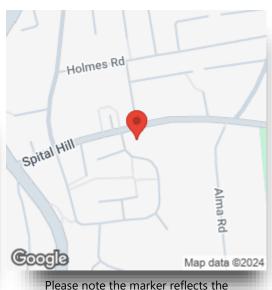
Tenure: Freehold EPC Rating: D

£200,000









postcode not the actual property

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Property Ref: RFD109364 - 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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