



4 Cedar Tree View,  
Elkesley, DN22 8EL

TJ  
THOMAS  
JAMES



# 4 Cedar Tree View, Elkesley, DN22 8EL

**\*\* SOLD AS SEEN \*\***

The semi detached home provides accommodation arranged over two floors including: an entrance hall, a living room, and a kitchen/diner on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from UPVC double glazing, and electric heating, the property is situated in a cul-de-sac position, and has a good size enclosed garden to the rear, a further garden to the front, plus a driveway providing off road parking for a number of vehicles.

Elkesley is situated a short distance off the A1. The village enjoys facilities including a village hall, primary school and nursery. Nearby Retford and Worksop provide further amenities, including railway stations.

Offered to the market with no upward chain, and in need of refurbishment throughout, the property will make an idea investment purchase.

**Guide Price £100,000**







## **ACCOMMODATION**

The canopied entrance door opens to the entrance hall. From here, stairs rise to the first floor, there is under stairs storage, an electric heater, and doors into the living room and the kitchen/diner.

The living room has windows to the front and side, a ceiling light point, and an electric heater.

The kitchen/diner has wall and base units, tiled splash backs and roll edge work surfaces, a stainless steel sink and drainer unit, space and plumbing for a washing machine, and space for a cooker. There is an extractor fan, a storage heater, two windows to the rear, and a composite door opening to the rear.

On reaching the first floor, the landing has a loft access hatch, a storage cupboard, and gives access to all three bedrooms and the family bathroom, which is fitted with a panelled bath, a wash hand basin, and a low flush wc. There is a window to the rear.

## **OUTSIDE**

At the front of the property there is a small garden area, laid to lawn, with a pathway to the canopied entrance door.

The driveway provides off road parking for a number of vehicles.

There is a large garden to the rear of the property, laid mainly to lawn, with timber screen fencing to the boundaries. The garden also houses a storage shed.

## **Council Tax Band**

Council Tax Band A. Bassetlaw District Council.

Amount Payable 2024/2025 £1,627.70.

## **Referral Arrangement Note**

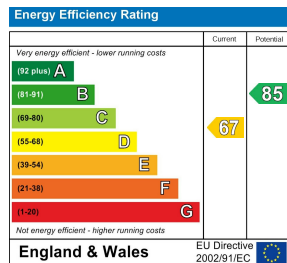
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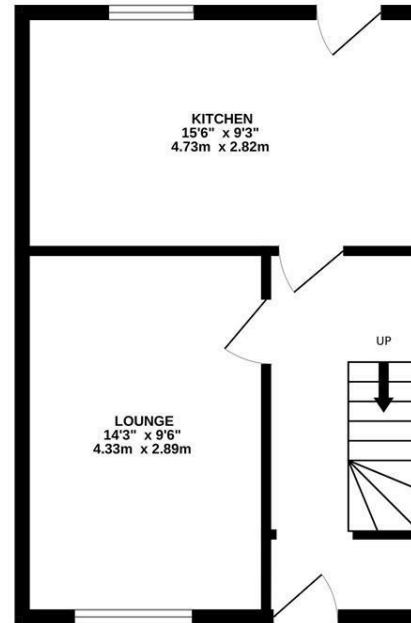
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## MONEY LAUNDERING

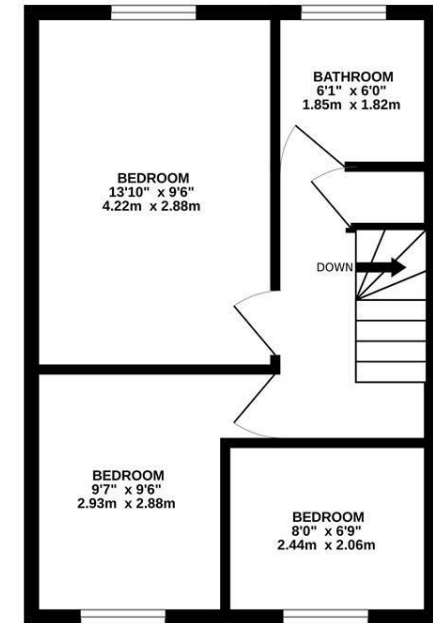
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GROUND FLOOR  
364 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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