



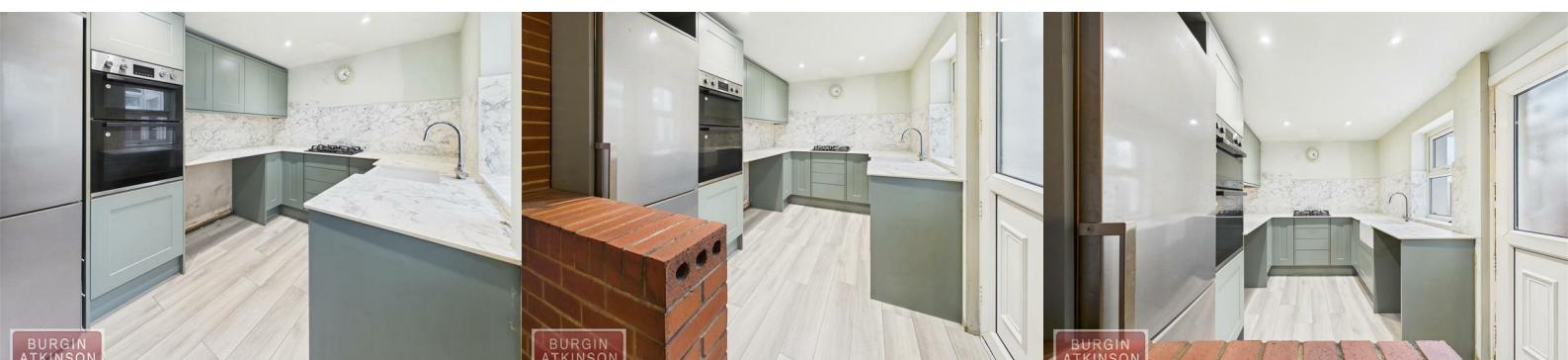
37 Wharton Street

, Retford, DN22 7EH

£150,000



2 BEDROOM SEMI DETACHED PROPERTY - OFFERED WITH NO ONWARD CHAIN - IN NEED OF A SCHEME OF RENOVATION - MODERN KITCHEN WITH INTEGRATED DOUBLE OVEN + HOB - 2 SPACIOUS RECEPTION ROOMS - FRONT AND REAR YARD - PARKING AVAILABILITY TO THE REAR



Description

The property enjoys frontage on to Wharton Street, a prime residential area within Retford Town Centre. Retford full range of residential amenities are within comfortable reach. Lying on the south side of the town means the property is ideally positioned for accessing the areas excellent transport links. Lidl, Aldi and ASDA supermarkets are within walking distance, as are the popular Bracken Lane and Thrumpton Primary Schools.

The property is entered via a welcoming entrance hall providing access to the living room, which features a bay-fronted window allowing for ample natural light. The second reception room benefits from an open fireplace with a log burner in situ, an under-stairs storage cupboard, and provides access to both the sunroom and the kitchen. The modern kitchen is well-appointed with an integrated double oven and separate gas hob.

To the first floor are two spacious double bedrooms, along with the main bathroom located at the end of the hallway. The bathroom is fitted with a walk-in shower, hand wash basin and WC.

Externally, the property features a low-maintenance pebbled front garden leading to the entrance and around the side of the property to the rear. The rear yard is block paved and includes an outbuilding. A gate to the rear of the plot provides access to additional on-street parking.

To book a viewing, please give us a call on 01777 712611.

Living Room 11'3" x 11'5" (3.43 x 3.49)

Dining Room 13'2" x 14'9" (4.02 x 4.52)

Kitchen 11'2" x 7'11" (3.42 x 2.43)

Sun Room 7'9" x 5'8" (2.38 x 1.73)

Bedroom One 11'2" x 12'10" (3.42 x 3.92)

Bedroom Two 10'4" x 10'2" (3.17 x 3.10)

Bathroom 10'8" x 7'10" (3.26 x 2.41)

Outbuilding 13'6" x 7'4" (4.13 x 2.24)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.

Services: Mains water, electricity and drainage are connected along with a mains gas central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

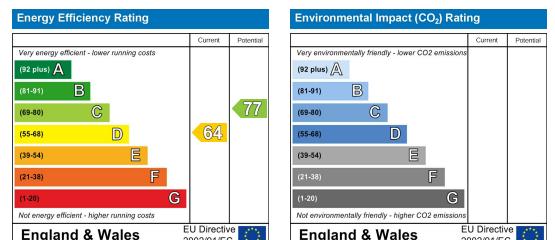
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.