



## Grange Road

, Retford, DN22 7UQ

Offers over £110,000



SOLD WITH TENANT IN SITU- YIELD 6.5% - This end-terrace house offers a perfect opportunity for a first time buyer / investor.

The location on Grange Road is particularly appealing, as it offers easy access to local amenities, schools, and transport links, making it an ideal choice for families and commuters.

In summary, this end-terrace house on Grange Road is a wonderful opportunity for those looking to settle in Retford. Do not miss the chance to make this lovely property your new home.



## Description

SOLD WITH TENANT IN SITU - 6.5% YIELD - The property is currently tenanted and is an ideal property for investors / first time buyers. The property briefly comprises of a lounge, kitchen / diner, two bedrooms and a bathroom. A front garden and large back garden with on street parking.

## Lounge

The property is entered through the front facing door into the hallway leading off to the left into the lounge, which has a front facing window, carpet, radiator, built in cupboard to the side of the chimney breast and under stairs storage, coving and centre ceiling light.

## Kitchen / Diner

The kitchen comprises of cream wall and base units, space for a washing machine and dishwasher, tiled floor storage cupboard housing the central heating boiler, window rear facing and door leading into the enclosed rear garden.

## Stairs & Landing

With carpet leading to the first floor.

## Bedroom One

A double bedroom front facing with a large upvc window, carpet, radiator, picture rail and storage over the stairs.

## Bedroom Two

A rear facing double bedroom with carpet, picture rail and radiator.

## Bathroom

The bathroom comprises of a white three piece suite; bath with shower over with a glass shower screen, part aqua board walls, hand basin and wc.

## Outside

To the front of the property there is an enclosed front garden with access to the large rear enclosed garden mainly laid to lawn.

## Disclaimer

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment 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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Tetris UK Sales & Lettings Limited NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

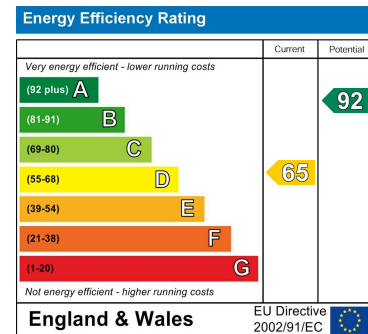
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk