



8 STATION COTTAGES STATION ROAD RETFORD, DN22 7DG

£140,000
FREEHOLD

****GUIDE PRICE £140,000-£150,000****

This well-positioned two-bedroom property offers well-proportioned accommodation, making it an ideal choice for first-time buyers, couples and commuters. Conveniently situated directly opposite Retford train station, the property is perfectly placed for those travelling for work or leisure. The accommodation comprises an entrance hall with useful understairs storage, a fitted kitchen with integrated appliances, a modern bathroom suite and a well proportioned living room featuring front and side-facing windows. To the first floor are two double bedrooms, with the principal bedroom benefiting from dual-aspect windows allowing plenty of natural light. Externally, the property offers off-road parking on a tarmac driveway, an outbuilding providing additional storage and shared access via the neighbouring garden.

**Kendra
Jacob**

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8 STATION COTTAGES STATION

- GUIDE PRICE £140,000-£150,000 • SITUATED ACROSS FROM RETFORD'S TRAIN STATION, PERFECT FOR COMMUTERS • TWO DOUBLE BEDROOMS • READY TO MOVE INTO • OFF ROAD PARKING • MODERN PROPERTY • PERFECT FOR INVESTORS OR FIRST TIME BUYERS • END-TERRACED • SELLING WITH NO CHAIN



ENTRANCE LOBBY

Accessed via a side-facing entrance door, the entrance hall benefits from a large understairs storage cupboard with power points, providing useful additional storage.

KITCHEN

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an electric hob and oven, with a stainless steel cooker hood and extractor above. Further features include plumbing for a washing machine, a wall-mounted central heating boiler, laminate flooring, a rear-facing double-glazed window and a central heating radiator.

REAR HALLWAY

The rear hallway features a side-facing wooden door providing access to the outside.

BATHROOM

The fully tiled bathroom comprises a bath with shower over, pedestal wash hand basin and low-flush WC. Additional features include a central heating radiator, chrome heated towel rail, wall-mounted mirror, extractor fan and a side-facing obscure double-glazed window.

LOUNGE

A well-proportioned lounge featuring front and side-facing double-glazed windows, allowing plenty of natural light into the space. The room also benefits from a built-in cupboard housing the consumer unit, a feature chimney breast, laminate flooring and access to the staircase.

FIRST FLOOR-LANDING

The first-floor landing benefits from a side-facing double-glazed window and a central heating radiator.

BEDROOM ONE

A spacious double bedroom featuring front and side-facing double-glazed windows, providing excellent natural light. Further benefits include central heating radiators and a wall-mounted television.

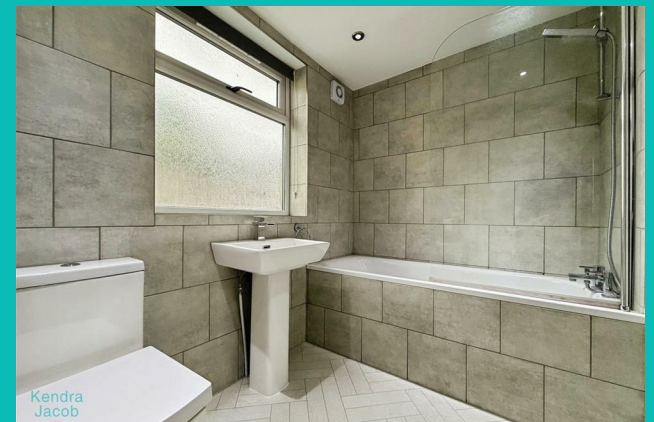
BEDROOM TWO

A further bedroom featuring a rear-facing double-glazed window, central heating radiator, built-in storage and loft access.

EXTERNAL

Externally, the property benefits from off-road parking on a tarmac driveway, together with an outbuilding providing additional storage. There is also shared access via the neighbouring garden.

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ADDITIONAL INFORMATION

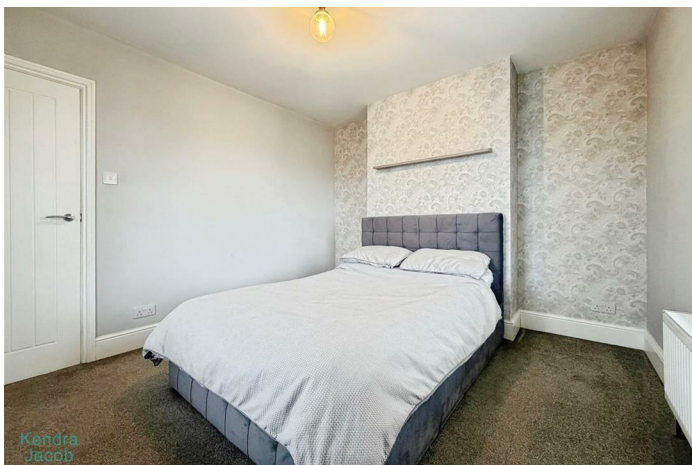
Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

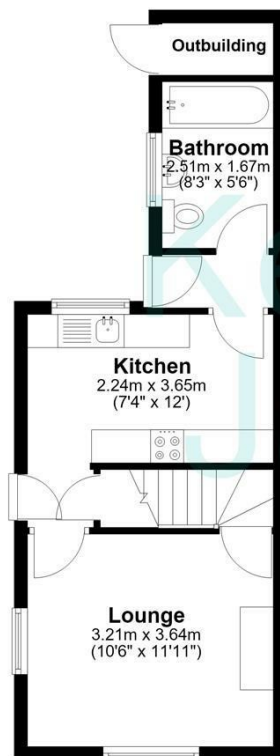
Floor Area – 591.00 sq ft

Tenure – Freehold



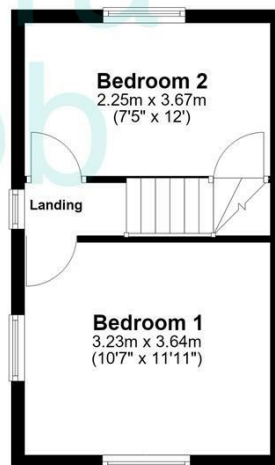
Ground Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



First Floor

Approx. 23.7 sq. metres (255.3 sq. feet)



Total area: approx. 54.9 sq. metres (591.0 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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