



106 High Street, Ordsall, Retford,
DN22 7TY



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£135,000



KEY FEATURES

- THREE BEDROOMS
- LOUNGE
- KITCHEN DINER
- REAR GARDEN
- SPACIOUS DRIVEWAY
- BATHROOM
- EPC RATING D
- FREEHOLD





This distinguished three-bedroom terraced house offers comfortable and practical living accommodation, making it suitable for a variety of households. The property is presented with a freehold tenure and provides a thoughtfully arranged interior that includes a bright and well-proportioned lounge, ideal for relaxation or entertaining guests. The kitchen diner delivers ample space for family meals and storage, enhancing the functionality of the home. With one contemporary bathroom, convenience is assured for all residents.

The three bedrooms offer versatile living space that can be adapted according to individual requirements, whether for sleeping quarters or home office use. Gas central heating serves the property, ensuring an efficient and reliable source of warmth throughout the year. The energy performance certificate rating for the property is 'D'.

Externally, residents benefit from a private rear garden, offering a peaceful environment for outdoor enjoyment or gardening. The spacious driveway provides off-street parking for multiple vehicles, reflecting a considerable advantage for those requiring private parking facilities.

Local area

Situated in the sought-after Ordsall area of Nottinghamshire, the property enjoys a quiet residential setting. Ordsall is recognised for its tranquil atmosphere and convenient access to local amenities and transport connections. The surrounding locality offers a blend of green spaces and community facilities, supporting a balanced lifestyle for residents. This position within Nottinghamshire makes it a practical choice for purchasers seeking access to both urban conveniences and peaceful surroundings.

Entrance Hallway

The property is accessed via a UPVC entrance door with double glazed panels, opening into a welcoming hallway providing access to the ground floor accommodation.

Lounge 3.97m x 4m (13'0" x 13'1")

A bright and inviting living space featuring a double-glazed bay window to the front aspect, allowing plenty of natural light. The room benefits from carpeted flooring, an electric fireplace with decorative surround, TV point, and a single panel radiator.

Kitchen 2.55m x 3.24m (8'5" x 10'7")

Accessed via double doors from the lounge, the kitchen is fitted with a range of base units incorporating a sink with drainer and mixer tap. There is space for a freestanding oven with extractor hood above, along with room for a fridge freezer and washing machine. The kitchen also includes a useful pantry-style storage cupboard, a double glazed window to the rear aspect, and a UPVC door with obscure double glazed glass providing access to the rear garden.

Downstairs WC

Downstairs WC has a dual flush WC with access to the property's boiler.

Landing

The first-floor landing is carpeted throughout and provides access to all bedrooms, the family bathroom, and the loft space.

Bedroom One 3.95m x 2.71m (13'0" x 8'11")

A comfortable double bedroom with a double glazed window to the front aspect, fitted storage cupboards, TV point, and a single panel radiator.

Bedroom Two 2.57m x 3.08m (8'5" x 10'1")

Featuring a double glazed window overlooking the rear garden, carpeted flooring, and a single panel radiator.

Bedroom Three 2.88m x 2.16m (9'5" x 7'1")

A further bedroom with double glazed window to the front aspect, carpeted flooring, and a single panel radiator.

Bathroom

Fitted with a panel bath complete with shower screen and wall mounted electric shower with controls and showerhead. The suite also includes a wash hand basin with mixer tap set on a vanity unit and a dual flush WC. Additional features include a single panel radiator and an obscure double glazed window to the rear aspect.

External

The front of the property is access via a path and there is a small low maintenance as well.

The property benefits from a private and enclosed rear garden with gated access. There is also space providing off-road parking for two vehicles.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, if there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

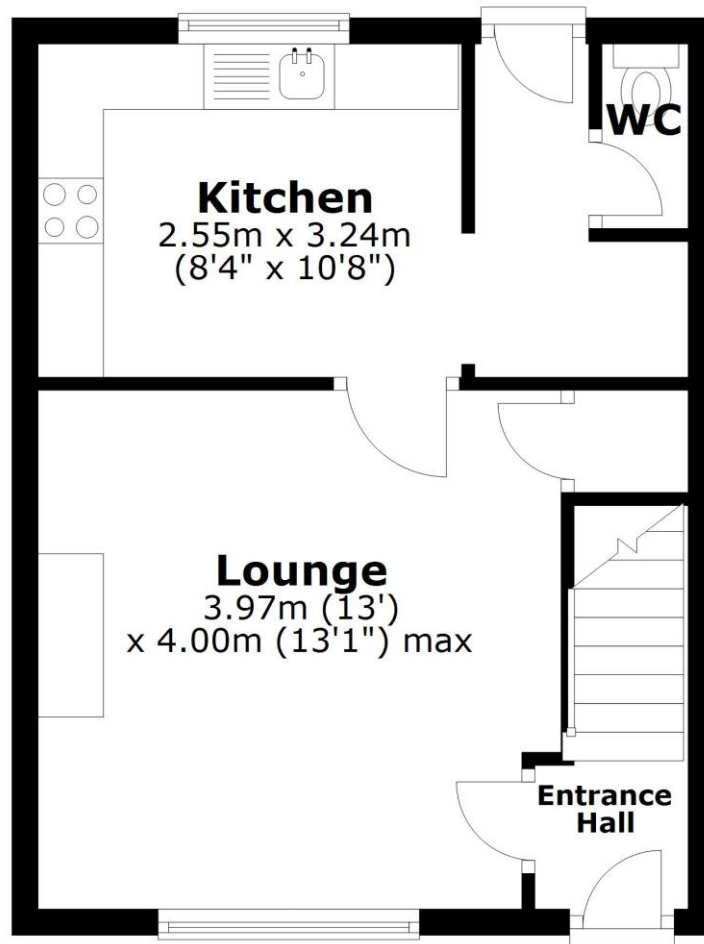
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



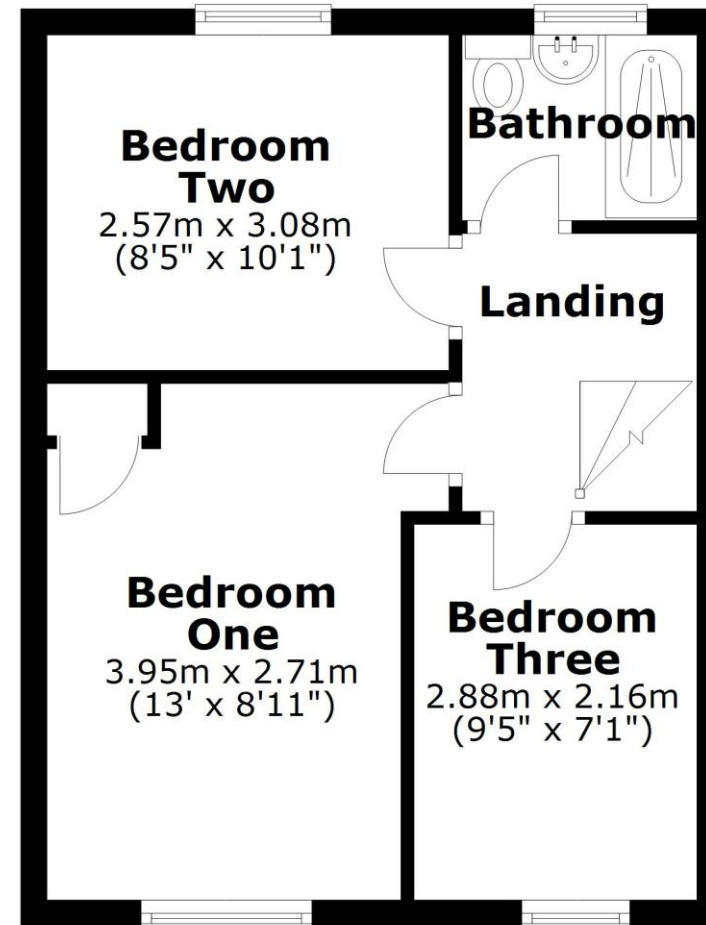
Ground Floor

Approx. 32.9 sq. metres (354.3 sq. feet)

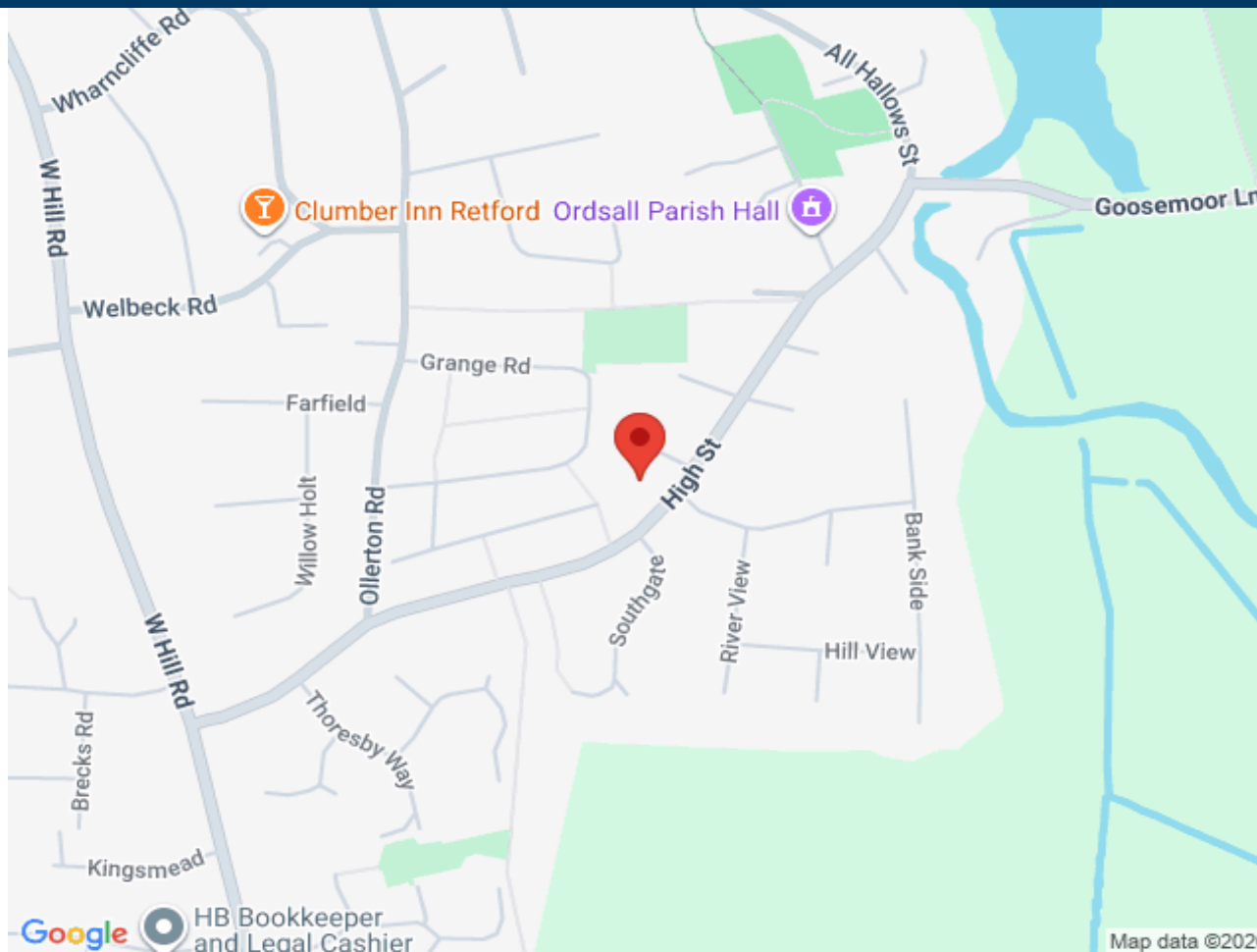


First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



Total area: approx. 65.8 sq. metres (708.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

