



15 Woodside, Retford, DN22 7YA





£160,000

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### Key Features

- NO UPWARD CHAIN
- TWO BEDROOMS
- LOUNGE
- KITCHEN
- BATHROOM
- DETACHED GARAGE
- EPC rating tbc
- Freehold





This well-presented semi-detached bungalow offers a comfortable and practical living space, featuring two bedrooms and one bathroom. The property comprises a spacious lounge, providing a welcoming area for relaxation or entertaining. The kitchen is thoughtfully designed to maximise usability, with ample storage and preparation space to meet everyday needs.

Further enhancing the appeal of the property is a detached garage, offering secure parking or convenient additional storage. The residence boasts private front and rear gardens, ensuring outdoor spaces for gardening, leisure, or quiet enjoyment. The setting in a quiet cul-de-sac provides a tranquil residential environment with minimal through traffic, contributing to peace and privacy.

The property benefits from gas central heating, supporting energy efficiency and comfort throughout the year. As a freehold opportunity, this home represents long-term security of tenure. Notably, there is no upward chain, which may facilitate a smoother and swifter transaction for prospective purchasers. The stated EPC rating is 'TBC'.

#### Local area

Positioned within Retford, Nottinghamshire, this property is conveniently situated for a range of local amenities and services. Retford is known for its blend of amenities, accessible transport links, and community atmosphere. The location supports practical daily living while offering access to recreational spaces and local

attractions. Residents in this area benefit from a combination of suburban tranquillity and connectivity to wider Nottinghamshire.

#### Entrance Porch

The property is entered via a metal composite door with double glazed obscured glass and a matching side light. The porch also benefits from a small storage cupboard.

#### Entrance Hallway

A wooden internal door with obscured glass and a matching side light leads into the entrance hallway. The hallway features an airing cupboard, loft hatch, additional storage cupboard, a single panel radiator and provides access to all rooms.

#### Lounge 3.29m x 5.28m (10'10" x 17'4")

The lounge is a bright and comfortable living space, featuring a large double glazed window allowing plenty of natural light. Additional features include a double panel radiator, TV point and an electric fire with mantel and surround.

#### Kitchen 3.24m x 2.34m (10'7" x 7'8")

The kitchen is fitted with double glazed windows to the front aspect and offers a range of floor and wall mounted cupboards. There is a sink with mixer tap and drainer, space and plumbing for a freestanding washing machine, space for a freestanding oven and space for a freestanding fridge freezer. The room also benefits from a double panel radiator.

#### Bedroom One 3.29m x 4.32m (10'10" x 14'2")

Bedroom one is a well-proportioned double room with a double glazed window to the rear aspect, a single panel radiator and a TV point.

#### Bedroom Two 3.24m x 3.27m (10'7" x 10'8")

Bedroom two features a double glazed window to the rear aspect, a single panel radiator and carpeted flooring throughout.





### Bathroom 1.65m x 2.23m (5'5" x 7'4")

The bathroom is fitted with a panelled bath with wall-mounted shower controls and showerhead, a wash hand basin on pedestal and a low-level flush WC. A wall-mounted heated towel rail and a double glazed obscured glass window to the side aspect complete the room.

### Front Garden

The front garden is mainly laid to lawn and is enclosed, offering a pleasant approach to the property.

### Rear Garden

The rear garden faces north-west and is private and enclosed. It features a lawned area, rear access to the property, and a pathway running down the right-hand side leading to the front garden. There is also hardstanding for a shed and small patio areas to the side and rear.

### Detached Garage

The detached garage benefits from power and lighting.

### Disclaimer

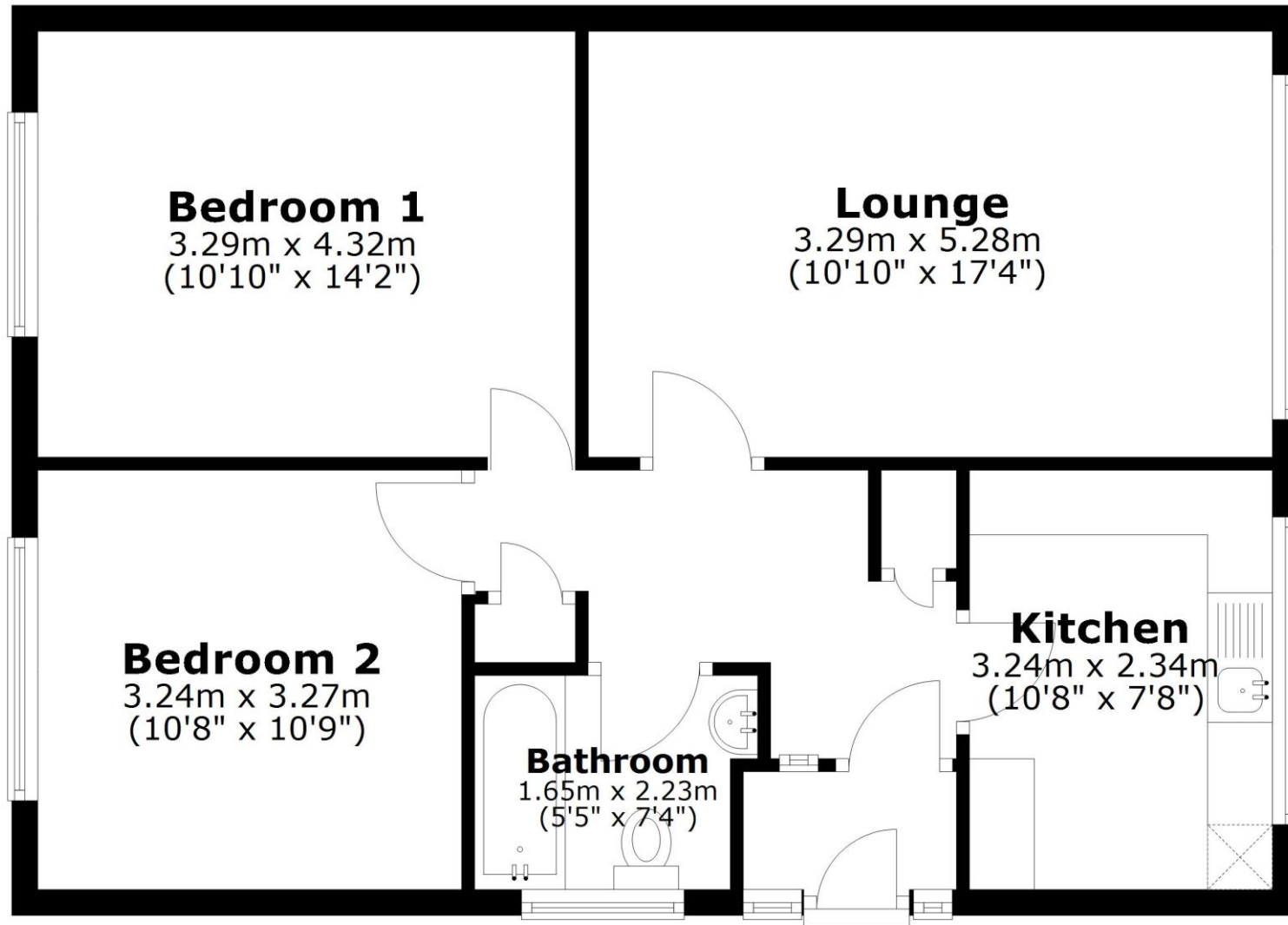
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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. 63.8 sq. metres (686.4 sq. feet)



Total area: approx. 63.8 sq. metres (686.4 sq. feet)

