



42 Edgbaston Drive, Retford, DN22  
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£150,000



### KEY FEATURES

- NO UPWARD CHAIN
- PERFECT FOR FIRST TIME BUYER OR INVESTORS
- QUIET SOUGHT AFTER LOCATION
- NEAR LOCAL AMENITIES AND SCHOOLS
- TWO BEDROOMS
- WELCOMING LOUNGE
- EPC RATING TBC
- FREEHOLD





This well-presented two-bedroom terraced house offers an excellent opportunity for both first-time buyers and investors. The property is freehold, positioned in a quiet and sought-after location within Retford, Nottinghamshire. It benefits from gas central heating, ensuring a comfortable living environment throughout the year. Upon entering, residents are greeted by a welcoming lounge, ideally suited for everyday relaxation and entertaining guests. The generous kitchen diner is designed to accommodate a range of culinary activities and provides space for dining with family or friends. The house comprises two bedrooms, suitable for a variety of living arrangements, while the bathroom offers clean and functional facilities. A private and enclosed rear garden creates a tranquil outdoor retreat, ideal for relaxing or hosting gatherings. The property also includes the convenience of a driveway, providing parking for residents. Offered to the market with no upward chain, this home combines

comfort, practicality, and appeal. EPC Rating 'TBC'.

#### Local area

Retford, located in Nottinghamshire, is known for its access to local amenities and schools, making it an attractive setting for families, professionals, and investors. The area offers a range of everyday services, educational facilities, and leisure opportunities, contributing to a balanced and convenient lifestyle. Its welcoming community and well-regarded infrastructure further enhance the appeal of residing in this established and well-connected locality.



#### Lounge 3.9m x 3.8m (12'10" x 12'6")

Double glazed window to the front aspect, panel radiator, TV point, and carpeted flooring. Stairs lead from here to the first-floor accommodation.



#### Kitchen / Diner 3.9m x 2.6m (12'10" x 8'6")

Fitted with a range of wall and base cupboards, wood-effect flooring, a panel radiator, and a small under-stair storage



cupboard. Includes a sink with drainer and mixer tap, an integrated oven with a four-ring gas hob and extractor hood, plus space and plumbing for a washing machine and a large freestanding fridge-freezer. Double glazed French doors and windows open out to the rear aspect.

### Downstairs WC:

Equipped with a dual flush WC, a wash hand basin with pedestal, and a panel radiator.

### First Floor Landing

Carpeted flooring, a panel radiator, and access to the loft.

### Bedroom One 2.98m x 3.92m (9'10" x 12'11")

Double glazed windows to the front aspect, a small storage cupboard, and a radiator.

### Bedroom Two 3.9m x 2.4m (12'10" x 7'11")

Double glazed window to the rear aspect, carpeted flooring, and a panel radiator.

### Family Bathroom 1.9m x 1.9m (6'2" x 6'2")

Three-piece suite comprising a panel bath with a wall-mounted shower and showerhead, a dual flush WC, and a wash hand basin with pedestal and mixer tap. Complete with a panel radiator.

### Externally

Front of the property:

One allocated parking space in front of property.



## Rear Garden:

A private and enclosed rear garden featuring a small patio area and a lawn. A rear gate provides access leading around the back of the neighbouring properties.

## 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.

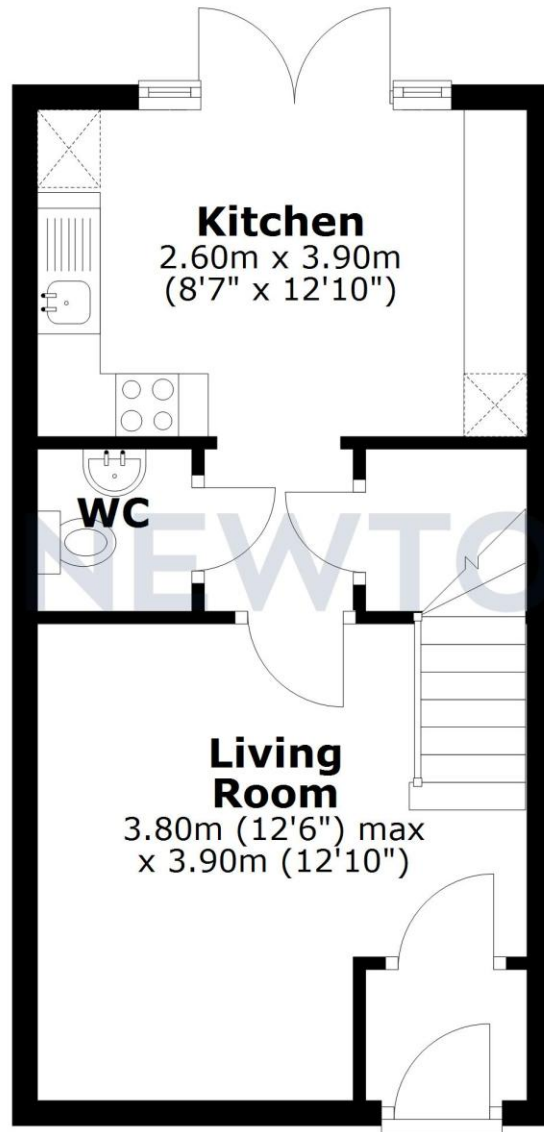
## Services

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.



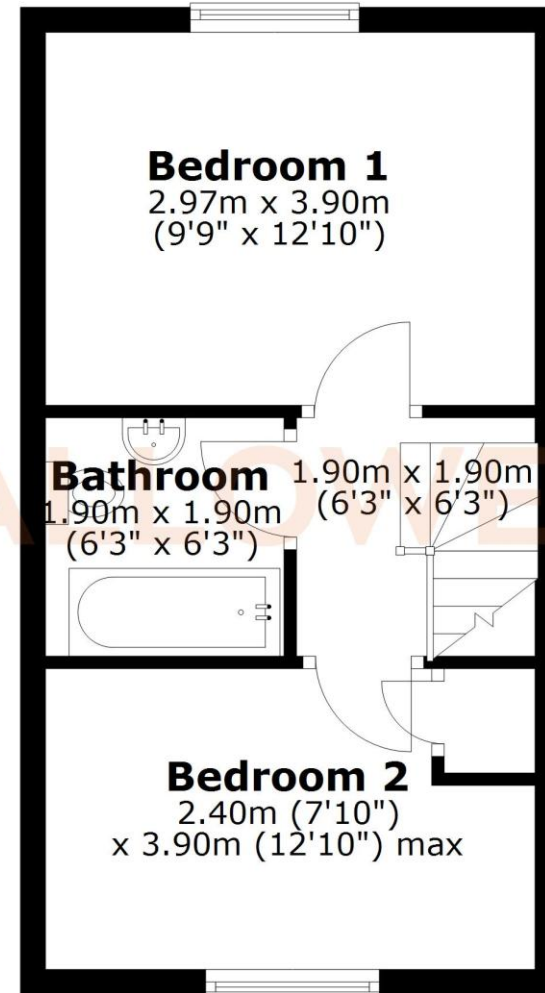
## Ground Floor

Approx. 30.8 sq. metres (331.5 sq. feet)



## First Floor

Approx. 29.1 sq. metres (313.5 sq. feet)



Total area: approx. 59.9 sq. metres (645.1 sq. feet)

