



Myrtle Street, Retford

£320,000

• NO UPWARD CHAIN • Contemporary TWO DOUBLE BEDROOM Detached Dorma Bungalow • Reconfigured & Fully Renovated Under Current Ownership with the Potential to Extend Further- Subject to the Necessary Planning Consents • Enjoying a New Roof, Brand New Boiler & Plumbing, & a Full Rewire • Both Bedrooms Benefit from Fitted Storage • Large Driveway Providing Ample Parking • Substantial Wrap Around Lawns & Southerly Aspect Patio Area • Tucked Away on a Sizeable Plot on Myrtle Street • Easy Access to Retford's Wealth of Conveniences, Bars, Restaurants, Leisure Facilities & Schools



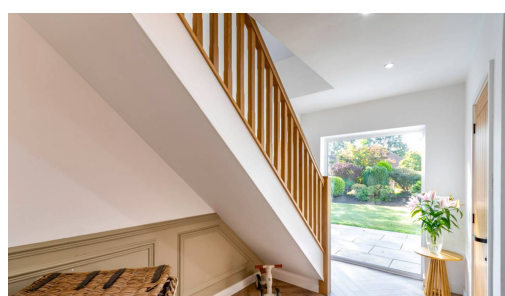
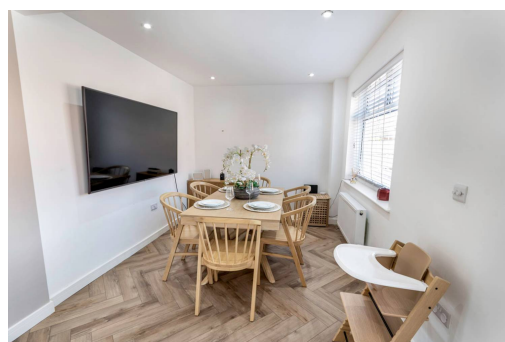
A contemporary TWO DOUBLE BEDROOM detached dorma bungalow, reconfigured and fully renovated during an extensive restoration project. Now showcasing a new roof, an oak staircase and complimentary oak doors throughout, the immaculate property also benefits from a brand new boiler, new plumbing, and a full rewire. Set over two storeys, the living accommodation which could quite easily be extended further- STPP, briefly comprises a chic, newly installed kitchen with plentiful storage, light flooded inner hallway, open plan lounge diner, handy ground floor WC, master bedroom complete with newly created master en suite, second bedroom, and a recently installed family bathroom. Outside sees a large driveway providing ample parking, with plenty of scope for garaging, alongside substantial wrap around lawns, and a southerly aspect patio area, ideal for entertaining over the summer months. Set back from the roadside on Myrtle Street, this deceptively spacious dorma bungalow graces its owner with easy access to the wealth of everyday conveniences, bars, restaurants, leisure facilities, schools for all age groups, and excellent road and rail links the Georgian market town has to offer.

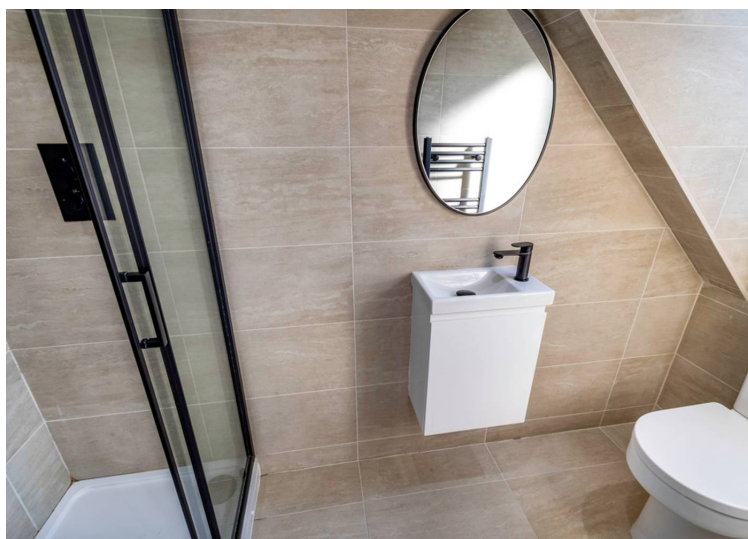


Council Tax band: C

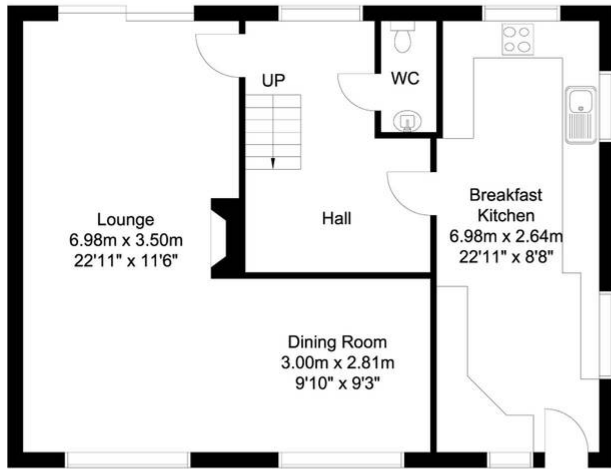
Tenure: Freehold

EPC Energy Efficiency Rating: D

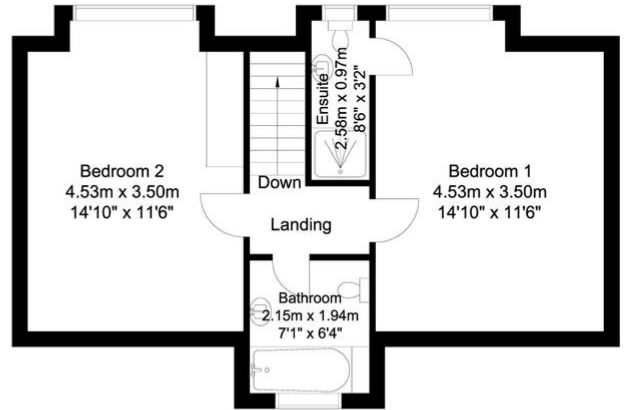




Ground Floor
65 sq m/699.65 sq ft
Approx.



First Floor
47 sq m/505.90 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
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