CLARK ESTATES



# Grange Road

, Retford, DN22 7UQ

## Offers over £100,000

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SOLD WITH TENANT IN SITU- YIELD 6.5% - This end-terrace house offers a perfect opportunity for a first time buyer / investor.

The location on Grange Road is particularly appealing, as it offers easy access to local amenities, schools, and transport links, making it an ideal choice for families and commuters.

In summary, this end-terrace house on Grange Road is a wonderful opportunity for those looking to settle in Retford. Do not miss the chance to make this lovely property your new home.







## Description
SOLD WITH TENANT IN SITU - 6.5% YIELD - The property is currently tenanted and is an ideal property for investors / first time buyers. The property briefly comprises of a lounge, kitchen / diner, two bedrooms and a bathroom. A front garden and large back garden with on street parking.

## Lounge
The property is entered through the front facing door into the hallway leading off to the left into the lounge, which has a front facing window, carpet, radiator, built in cupboard to the side of the chimney breast and under stairs storage, coving and centre ceiling light.

## Kitchen / Diner
The kitchen comprises of cream wall and base units, space for a washing machine and dishwasher, tiled floor storage cupboard housing the central heating boiler, window rear facing and door leading into the enclosed rear garden.

## Stairs & Landing
With carpet leading to the first floor.

## Bedroom One
A double bedroom front facing with a large upvc window, carpet, radiator, picture rail and storage over the stairs.

## Bedroom Two
A rear facing double bedroom with carpet, picture rail and radiator.

## Bathroom
The bathroom comprises of a white three piece suite; bath with shower over with a glass shower screen, part aqua board walls, hand basin and wc.

## Outside
To the front of the property there is an enclosed front garden with access to the large rear enclosed garden mainly laid to lawn.

## Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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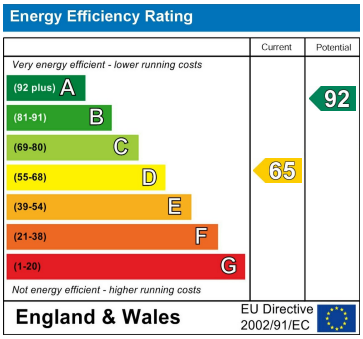
## Area Map




## Floor Plans




## Energy Efficiency Graph




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14-16 Eldon Street, Tuxford, NG22 0LH
Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk