



## Station Road

, Retford, DN22 7DE

Offers over £220,000



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## Description

Inside the property features a welcoming living space over four floors that is perfect for a growing family or individual rooms as a HMO. The kitchen is bespoke designed with the potential for personal touches, this house offers a blank canvas for those looking to create their dream home.

## Hallway

Entering the property through the upvc door into the carpeted hallway with its original features of a property of this period, with high ceilings and archway.

## Lounge

14'2" x 10'5" (4.33m x 3.20m )

A front facing room with new carpet, bay upvc front window, radiator with a TRV and the electric meter hidden in a cupboard.

## Dining Room

14'2" x 13'1" (4.32m x 3.99m )

Leading through into the dining room which is rear facing with carpet and radiator and access to the shower room.

## Shower Room

6'9" x 4'7" (2.06m x 1.41m)

Located on the ground floor the shower room comprises of a double walk in shower cubicle with a glass sliding door, gravity fed shower, vinyl wood effect flooring, aqua board walls, wc and hand basin.

## Kitchen / Diner

14'0" x 13'1" (4.29m x 4.00m )

Leading down stairs to the basement level the generous size kitchen with a bespoke hand made

solid wood kitchen is located with worktop, Belfast sink, new oven and hob with extractor above, tiled floor and access to a large storage cellar ideal for making an utility room.

## Multi Functional Room

This great additional space can be what ever your imagination allows it to be, office, home work room, laundry room, games room..... With carpet, obscure window and radiator.

## Master Bedroom

14'3" x 12'1" (4.36m x 3.69m )

Situated on the first floor there is the master bedroom front facing with carpet and radiator.

## Bedroom Two

14'2" x 9'8" (4.32m x 2.97m )

Situated on the first floor there is another double bedroom front facing with carpet and radiator.

## Bedroom Three

14'2" x 8'5" (4.32m x 2.58m )

Located on the 2nd floor there is a double bedroom front facing with a dorma style ceiling, carpet and new modern electric fan assisted room heater.

## Bedroom Four

13'0" x 12'1" (3.98m x 3.69m )

The fourth bedroom is a double room rear facing with a dorma style ceiling, carpet and new modern electric fan assisted room heater.

## Outside

To the rear is a low maintenance gravel yard typical of a terraced property.

## 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.

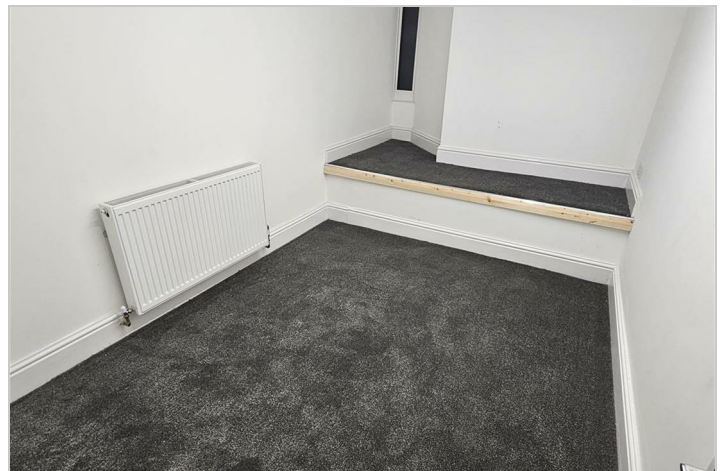
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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## Road Map



## Hybrid Map



## Terrain Map



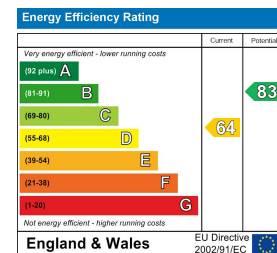
## Floor Plan



## Viewing

Please contact our Clark Estates Office on 01777 801 901 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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