



West Carr Road, Retford DN22 7NW

welcome to

West Carr Road, Retford

IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY is this three bedroom mid terraced property with kitchen, two reception rooms and upstairs bathroom. Situated in a popular location to the fringes of Retford town.



Entrance

Front door leading into the living room.

Living Room

Coving to the ceiling, central heating radiator and double glazed window.

Dining Room

Currently being used as a second sitting room fitted with log burner, coving to the ceiling, complementary flooring and stairs leading to the first floor with storage under.

Kitchen

Fitted with white wall and base units, complementary work surfaces, splash back tiling and stainless steel sink and drainer unit. Integrated extractor hood and space for cooker and washing machine. Complementary flooring and double glazed window.

Bedroom One

Carpeted bedroom with loft access, cupboard housing the boiler, central heating radiator and double glazed window.

Bedroom Two

Small double bedroom with central heating radiator and double glazed window.

Bedroom Three

Neutral decor with central heating radiator and double glazed window.

Bathroom

Fitted with wc, wash hand basin with unit below, corner bath and separate shower cubicle. Central heating towel rail and double glazed window.

Parking

Gravel area to the front of the property for off street parking.

Rear

Low maintenance rear area with paved patio and gravel to the edges enclosed with brick wall.

Outhouse

Brick built outhouse.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

West Carr Road, Retford

- NO ONWARD CHAIN
- Ideal first time buyer or investment property
- Three bedroom mid terraced property
- Living room, dining room and kitchen
- Popular location to the fringes of Retford town

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110905 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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