

- **Three bedroom semi-detached house**
- **Large cul de sac plot**
- **Driveway & gardens**
- **Ready for immediate occupation/letting**
- **Gas central heating & uPVC windows**
- **Ground floor bathroom & first floor WC**
- **Of interest to investors & owner occupiers**
- **Rear Garage (restricted access)**

Ground Floor

Entrance Hall

Sitting Room 5.21m × 3.46m

Dining Kitchen 3.33m × 4.24m with

a range of units & appliances

Rear Entrance Lobby

Utility Area 1.52m × 0.81m

Under Stairs Store

Bathroom/WC 1.68m × 1.98m

First Floor

Landing

Front Bedroom One 3.91m × 3.33m
with closet

Front Bedroom Two 3.49m × 2.83m
with closet

Rear Bedroom Three 2.77m × 2.26m

WC 2.29m × 0.83m with wash
basin

Outside

The property occupies a good size cul de sac plot with lawned front garden & driveway providing ample car parking. To the rear is a further lawned garden area with patio Detached garage but with restricted access width

EPC Rating C

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
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SOLICITORS

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