



14 THOMAS STREET RETFORD

A nicely presented three bedroom mid terraced house close to Retford town centre. Delightful original style features including fireplaces and log burner as well as a modern fitted kitchen and bathroom plus low maintenance garden.

£130,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

14 THOMAS STREET, RETFORD, NOTTINGHAMSHIRE, DN22 6HN

LOCATION

Thomas Street is within comfortable walking distance of Retford town centre which provides comprehensive shopping, leisure and recreational facilities. The mainline railway station is also within easy access on the London to Edinburgh intercity line. There are schools for all age groups close by as well as countryside walks and the Chesterfield Canal.

DIRECTIONS

From our offices on Grove Street, turn right at the traffic lights onto Arlington Way. Proceed through the first set of lights and at the second set of lights, proceed straight across onto Albert Road. Take the first left onto Thrumpton Lane and fourth right onto Thomas Street where no. 14 will be found a short distance along on the right hand side.

ACCOMMODATION

Part glazed composite door into front aspect **DINING ROOM 11'8" x 11'6" (3.56m x 3.51m)** excluding floor to ceiling bay window, feature Victorian style fireplace with pattern tiled hearth and painted wooden fire surround, oak effect laminate flooring, shelved cupboard with display above. Period style skirting boards, TV point, striped wooden door to

INNER LOBBY with under stairs storage area, oak coloured flooring, lighting, stripped wooden door into

SITTING ROOM 12'7" x 11'6" (3.84m x 3.51m) rear aspect double glazed window into the garden, rustic fireplace with fitted log burner on slated raised hearth, oak effect flooring, period style skirtings, stripped wooden door leading to stairs to first floor landing, central heating thermostat, period style skirtings, stripped wooden door to

KITCHEN 11'10" x 6'6" (3.60m x 1.99m) side aspect with half glazed UPVC door and double glazed window. A good range of cream coloured shaker style base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with mixer tap, space and plumbing below for washing machine, space for upright fridge freezer, wood effect working surfaces, fitted Neff stainless steel electric oven with four ring halogen hob above and stainless steel extractor canopy over, laminate wood effect flooring, part tiled walls, spotlight, door to

BATHROOM 11'1" x 6'8" (3.39m x 2.03m) dual aspect with double glazed obscure windows, four piece white suite with roll top claw footed bath with telephone style handheld shower unit, corner fitted shower cubicle with curved screen and aqua boarding, mains fed shower with raindrop overhead shower, pedestal hand basin, low level wc, period style skirtings, extractor and recessed downlighting.

FIRST FLOOR LANDING

BEDROOM ONE 12'7" x 11'6" (3.84m x 3.51m) rear aspect double glazed window with views to the garden, period style skirtings, Victorian style fireplace, TV aerial lead and door to

DRESSING ROOM/BEDROOM THREE 11'8" x 6'6" (3.56m x 1.99m) rear aspect double glazed window, period style skirtings, access to rood void, wall mounted gas fired central heating combination boiler.

BEDROOM TWO 11'8" x 11'6" (3.56m x 3.51m) front aspect double glazed window, period style skirtings, feature Victorian style fireplace, built in over stairs wardrobe cupboard with hanging and shelving.

OUTSIDE

Wrought iron railings with brick wall and fence and pebbled stone frontage with path to the front door.

The rear garden is fenced to all sides. Side return with external water supply. The garden has Astro turfing and is paved for ease of maintenance. External security lighting and personal gate giving access to the rear which leads onto Thrumpton Lane for pedestrians.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band A 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 finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

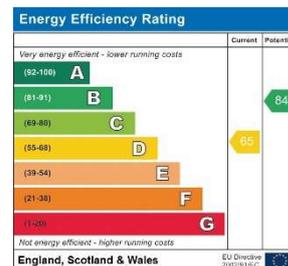
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in August 2021.



IMPORTANT NOTICES

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