

# 59 High Street

Ordsall, Retford



*MyPlace*  
Boutique Estate Agency

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01909 304 126



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## Ordsall

### KEY FEATURES

- Thoughtfully extended to suit modern day living
  - Easy to care for enclosed courtyard garden
    - Downstairs toilet
  - Space for home working
- Main bedroom suite with adjoining dressing room
  - Move-in ready
- The convenience of no onward chain



# Welcome to 59 High Street

Whether you're looking to buy your first home, or somewhere to call home but able to lock up and enjoy travel, or searching for the ideal property for an Airbnb then this charming home could be the perfect fit.

Entering this property you get a feeling of home, with the original beamed ceiling, feature electric stove, quirky staircase, and convenient nook for hanging your coats and placing your shoes.

Head through the timber latch door and you'll discover how this home gives you so much more than the traditional cottage feel. You'll discover a snug area, ideal for home working, a light bright and welcoming open plan kitchen diner which looks out onto the enclosed courtyard garden. You will also find a useful additional downstairs toilet off the Snug.

At the head of the low ceiling stairs is the smaller bedroom which is ideal for an additional family member or when a friend visits you in your new home. You will also discover the main bedroom with its own dressing room and adjoining bathroom.

This traditional home has been thoughtfully updated so that you have the peace of mind that the "A" rated boiler, rewiring throughout with LED downlights in the bedrooms, bathroom and kitchen, double glazing throughout and single storey extension gives you an energy efficient home.

To truly appreciate how this home can work for you contact us today to book your viewing.



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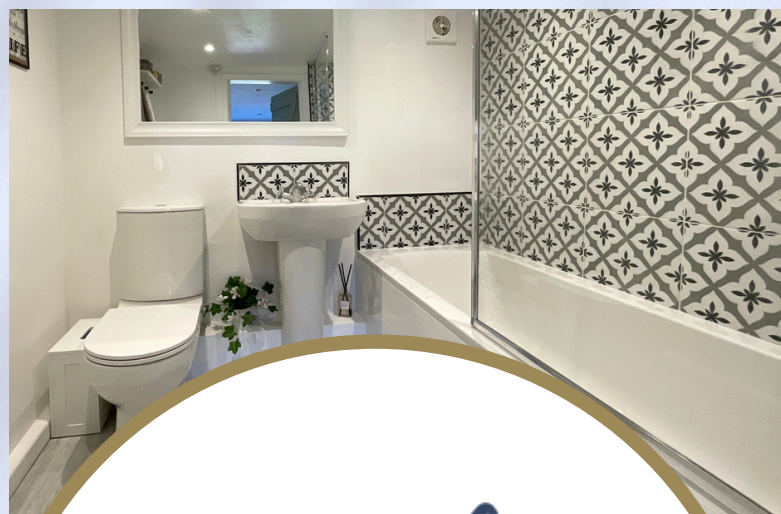
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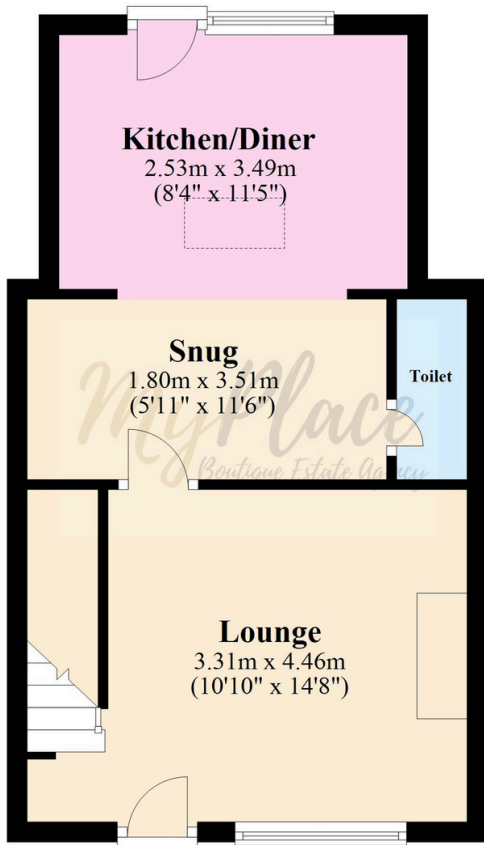


# Home Layout

Ground Floor	Metres (at widest point)	Feet (at widest point)	First Floor	Metres (at widest point)	Feet (at widest point)
Lounge	3.31 x 4.46	10'10 x 14'8	Bedroom 1	3.32 x 3.63	10'11 x 11'11
Kitchen Diner	2.53 x 3.49	8'4 x 11'5	Bedroom 2	1.81 x 2.34	5'11 x 7'8
Snug Area	1.80 x 3.51	5'11 x 11,6	First floor ceiling height	1.99cm	6'3

## Ground Floor

Approx. 32.8 sq. metres (353.6 sq. feet)



## First Floor

Approx. 24.8 sq. metres (267.2 sq. feet)



Total area: approx. 57.7 sq. metres (620.8 sq. feet)

Floorplans are to be used as a guide only. All measurements, door and window locations and any items shown should not be relied upon for furnishing.

Plan produced using PlanUp.

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### KEY PROPERTY INFORMATION

<b>Guide Price</b>	£140,000 - £145,000	<b>Tenure</b>	Freehold
<b>Property Type</b>	Mid terrace cottage	<b>Property Size</b>	620 sq ft
<b>Council Tax Band</b>	A	<b>Local Authority</b>	Bassetlaw District Council
<b>EPC Rating</b>	C	<b>ERR Rating</b>	72
<b>Bedrooms</b>	2	<b>Bathrooms</b>	1
<b>Downstairs Toilet</b>	1	<b>Parking</b>	On street
<b>Garden</b>	South East facing enclosed courtyard with decked and decorative gravel areas and outhouse for storage.		

<b>Construction Type</b>	Existing property -Solid Wall Ground floor extension - Block and brick		
<b>Water</b>	Mains - water meter	<b>Sewage</b>	Mains
<b>Heating</b>	Mains Gas - A rated boiler fitted 2024	<b>Electricity</b>	Mains - full rewire 2024
<b>Broadband</b>	Full Fibre & Openreach	<b>Mobile</b>	Likely
<b>Other</b>	<ul style="list-style-type: none"><li>• Double glazed throughout with UPVC doors to front and rear</li><li>• The property benefits from rights granted and is subject to rights reserved</li><li>• Declaration of interest - The Directors of MyPlace are the owners of this property</li></ul>		



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**Book your viewing today**

## Who to Contact



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