



## 2 bed terraced house to buy in

Whitehall Road (FALL THROUGH), Retford,  
Retford, Nottinghamshire, DN22 6HX

**£70,000** Starting Bid

 x2  x1  x2

Tenure

**Freehold**

Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ TRADITIONAL END TERRACED
- ✓ KITCHEN & PANTRY
- ✓ TWO RECEPTION ROOMS
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

This traditional end-terraced property is located within easy walking distance of the town centre. The property features two reception rooms, a kitchen with pantry, two double bedrooms and a bathroom.

### DINING ROOM

4.55m x 2.57m (14'11" x 8'5")

Double glazed obscure side entrance door, double glazed window to left aspect.

### SITTING ROOM

3.47m x 2.57m (11'5" x 8'5")

Double glazed splayed bay window to left aspect, double glazed window to front aspect, fireplace with coal effect fire within, double panel radiator.

### KITCHEN

4.21m x 2.41m (13'10" x 7'11")

Fitted with a range of base and wall units. Space and supply for electric cooker, space and plumbing for washing machine, space and supply for upright fridge freezer, electric consumer unit, single bowl sink and drainer, 'Ariston' gas fired central heating boiler, double glazed obscure window to left aspect, further double glazed window to left aspect, double panel radiator, door leading out to rear yard.

### PANTRY

2.87m x 1.31m (9'5" x 4'4")

Belfast sink, double glazed window to left aspect, power and light.

## 1ST FLOOR-BEDROOM ONE

3.46m x 2.58m (11'4" x 8'6")

Double glazed window to front aspect, double panel radiator.

## BEDROOM TWO

3.53m x 2.44m (11'7" x 8'0")

Double glazed window to left aspect, double panel radiator.

## BATHROOM

3.13m x 2.57m (10'3" x 8'5")

Panel bath with electric shower above, wash hand basin, low-level flush WC, double glazed obscure window to left aspect.

## GARDENS & GROUNDS

A concrete path leads from Whitehall Road to the side entrance door. There is also a rear yard with a brick-built outbuilding (formerly used as a garage).

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Terraced House

Parking: Garage, On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

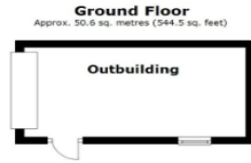
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Total area: approx. 79.3 sq. metres (853.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S1</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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