



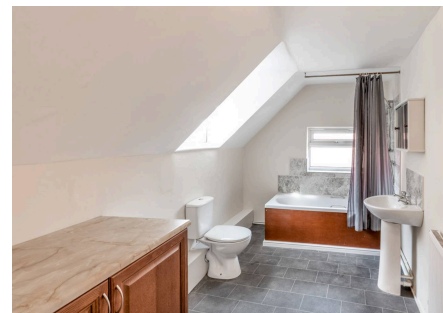
Moorgate, Retford, DN22 6RN

£150,000 Freehold

- ****NO UPWARD CHAIN**** • Recently Redecorated FOUR BEDROOM Townhouse • Ideal for First-Time Buyers & Investors
- Boasting Ample Indoor & Outdoor Storage • Well-Maintained, Low Maintenance Rear Garden Enjoying Several Seating Areas • Boasting a Prime Position on the Ever-Popular Moorgate • A Brief Walk from Retford's Everyday Conveniences, Entertainment Facilities, Restaurants, & Schools for All Age Groups



We are pleased to welcome this recently redecorated FOUR BEDROOM townhouse to the market, presenting an ideal opportunity for buyers seeking character and convenience. Uniquely arranged over three storeys, the first two floors briefly comprise an entrance hall, light-flooded lounge, kitchen, two bedrooms, one of which boasts ample storage, and a well-appointed family bathroom. A versatile second floor sees two further bedrooms, offering scope for a home office, playroom, or dressing room. Outside, a well-maintained garden resides to the rear, enjoying several seating areas, and a large garden shed. Please note that the garden boundary differs to the current Title Plan, as a portion of the garden has recently been sold to the adjoining property. Enjoying a prime position on the ever-popular Moorgate, this conveniently placed property is just a brief walk from Retford's wealth of everyday amenities, entertainment facilities, restaurants, schools for all age groups, and excellent road and rail links.



Council Tax band: A

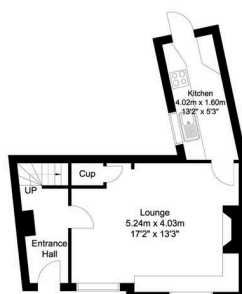
Tenure: Freehold

EPC Energy Efficiency Rating: C

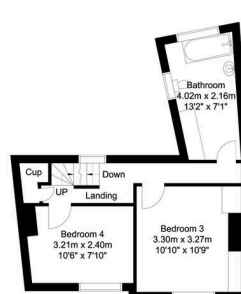
EPC Environmental Impact Rating: D



Ground Floor
33 sq m/355.20 sq ft
Approx.



First Floor
34 sq m/365.97 sq ft
Approx.



Second Floor
26 sq m/279.86 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/measure if quoted on this plan. CP Property Services @2020