

# FIVE STAR

P R O P E R T Y



38 Hind Street, Retford, DN22 7EN

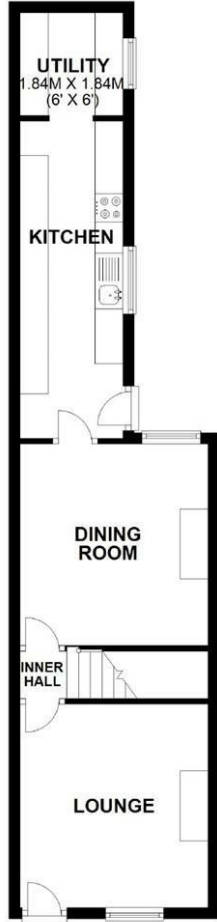
2 BEDROOMS - OFF ROAD PARKING - GARDEN - 2 RECEPTION ROOMS - KITCHEN & UTILITY - GAS CENTRAL HEATING - DOUBLE GLAZING - WELL PRESENTED THROUGHOUT - POPULAR RESIDENTIAL AREA - WELL LOCATED - IDEAL FIRST TIME BUYER OR INVESTMENT - CONTACT FIVE STAR PROPERTY FOR DETAILS

- 2 Bed & 2 Reception Rooms
- Private Driveway & Garden
- Well Presented Throughout
- Kitchen & Utility, GCH & DG
- Close To Amenities & Services
- EPC Rating: D

**£125,000**

### GROUND FLOOR

APPROX. 36.3 SQ. METRES (390.9 SQ. FEET)



### FIRST FLOOR

APPROX. 37.9 SQ. METRES (408.1 SQ. FEET)



TOTAL AREA: APPROX. 74.2 SQ. METRES (799.0 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		55	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		1	1
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	