

# FIVE STAR

P R O P E R T Y



## 33 Windsor Road

, Retford, DN22 7QU

**Offers Around £110,000**



OPEN HOUSE - FRIDAY 2ND SEPTEMBER BETWEEN 1PM AND 4PM. CALL FIVE STAR PROPERTY TO BOOK YOUR APPOINTMENT. IN NEED OF REFURBISHMENT - SEMI DETACHED - 2 DOUBLE BEDROOMS - LOUNGE/DINER - KITCHEN - CONSERVATORY - OFF ROAD PARKING - REAR GARDEN - SCOPE TO DEVELOP & EXTEND - POPULAR RESIDENTIAL AREA - CONTACT FIVE STAR PROPERTY FOR DETAILS.



## Entrance Hall

Having a side facing window, radiator and stairs off to first floor.

## Kitchen 12'6" x 8'0" (3.81m x 2.44m)

Fitted kitchen comprising of wall and base units, working surface incorporating a stainless steel sink and mixer tap, tiled splash backs, coving to the ceiling. Space for a fridge freezer and cooker, plumbing for a washing machine. Rear facing internal window into the conservatory, useful under stairs storage cupboard.

## Lounge 19'11" x 10'6" (6.07m x 3.20m)

Having a wall mounted contemporary fire, coving to the ceiling, two radiators, two telephone points and a television point. Double glazed front facing window and French doors leading to the conservatory.

## Conservatory 15'4" x 12'0" max (4.67m x 3.66m max)

Constructed of brick built base with UPVC frame above, power points and a LG green line heater/air conditioning unit, doors leading into the garden.

## First Floor Landing

Side facing window and access into the first floor accommodation.

## Master Bedroom 15'10" x 9'10" (4.83m x 3.00m)

Having two front facing windows, radiator, television point and telephone point. Useful storage cupboard.

## Bedroom Two 12'10" x 9'11" max (3.91m x 3.02m max)

Having rear facing window and radiator.

## Bathroom

Having a two piece suite comprising of pedestal wash hand basin and panel bath with shower over, radiator, tiling to the walls and rear a facing window.

## Separate WC

Having a low level WC and a rear facing window.

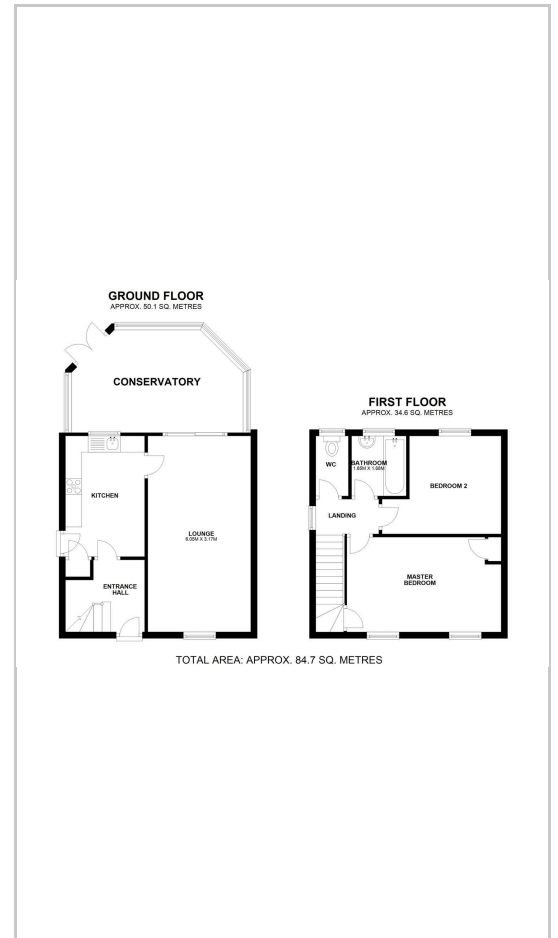
## Outside

There is an enclosed garden to the rear which is mainly laid to lawn with mature shrubs. To the front is an area available for off road parking.

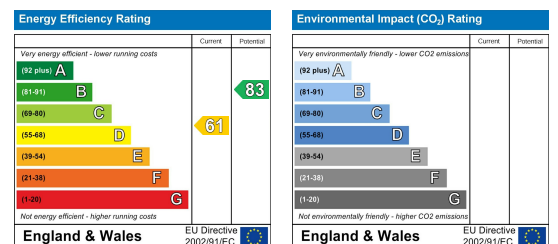
## Area Map



## Floor Plans



## Energy Efficiency Graph



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