



## 36 Cherry Holt

, Retford, DN22 7NB

**£200,000**



THREE BEDROOM SEMI DETACHED PROPERTY - TWO RECEPTION ROOMS - MODERN KITCHEN AND BATHROOM - GROUND FLOOR W/C - AMPLE OFF STREET PARKING AND DETACHED GARAGE - ENCLOSED REAR GARDEN - EPC D



## Description

This very well presented property is located on Cherry Holt, Retford. Cherry Holt is on the northern fringes of Retford town centre with local amenities and convenience store on nearby Hallcroft Road. There is a co-op, Greggs and bus services available on North Road and schools for all age groups within comfortable walking distance. Retford town centre has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 is accessible as well as countryside walks via the Chesterfield Canal towpath.

Internally, this property consists of a spacious yet cosy living room and features a multi fuel burner. The kitchen is modern and boasts an integrated cooker/hob and a breakfast bar. Additional to the kitchen is a separate utility area and a modern ground floor w/c. The kitchen offers double french doors leading into the conservatory which creates an ideal space for entertaining. To the first floor, you will find two double bedrooms and a third smaller bedroom. The main four piece suite family bathroom is also modern with tiled walls, offering a bath, a walk in shower, hand wash basin and w/c. The loft space has also recently been boarded out

Externally, the property boasts an enclosed rear garden which is mostly laid to lawn featuring a decking patio area and further decking to the rear. There is a brick built outbuilding along with the long, detached garage in the rear garden. To the front of the property there is a tarmac drive way which runs down the side of the house which provides ample parking spaces. There is also a stoned area to the front of the house which can be made into additional parking.

Viewings are advised to appreciate the spacious yet homely feel that this house has to offer.

**Living Room 16'6" x 12'11" (5.04 x 3.95)**

**Kitchen 15'2" x 10'2" (4.64 x 3.12)**

**Utility Room 4'6" x 6'9" (1.39 x 2.06)**

**W/C 4'4" x 2'9" (1.33 x 0.84)**

**Conservatory 14'4" x 7'7" (4.38 x 2.32)**

**Bedroom One 11'8" x 12'11" (3.57 x 3.94)**

**Bedroom Two 11'11" x 10'1" (3.64 x 3.09)**

**Bedroom Three 7'11" x 9'8" (2.42 x 2.95)**

**Family Bathroom 7'11" x 6'3" (2.43 x 1.91)**

**Garage 8'4" x 24'2" (2.55 x 7.39)**

## General Remarks & Stipulations

Tenure and Possession: The Property is Freehold.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.

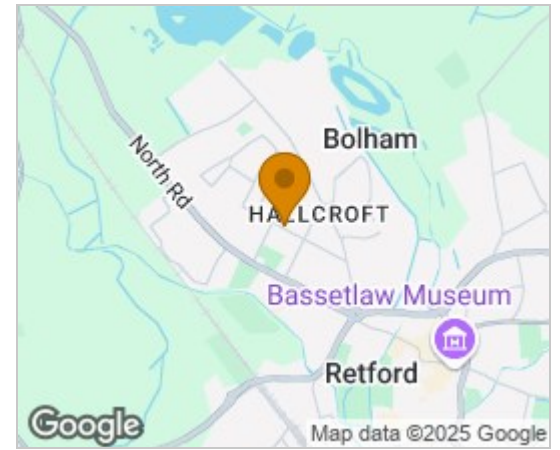
Services: Mains water, electricity and drainage are connected along with a mains gas central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

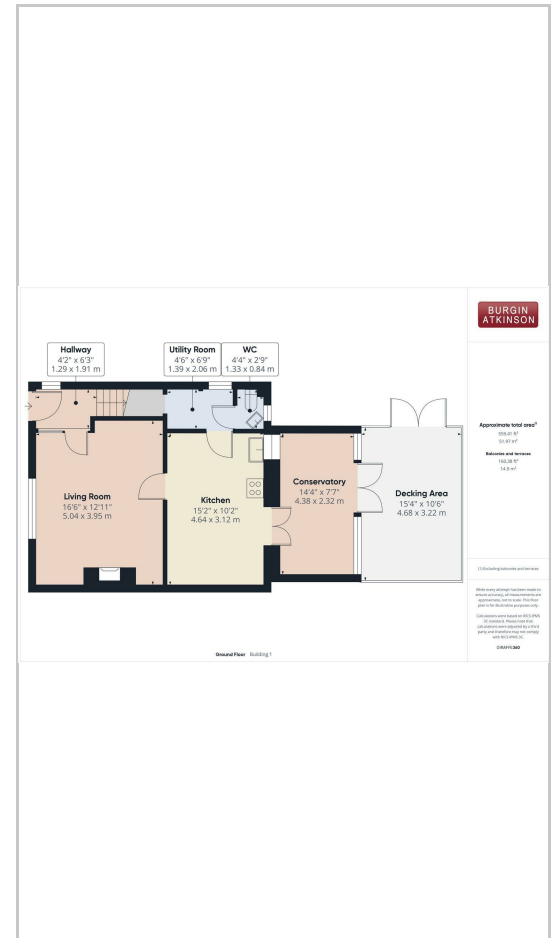
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

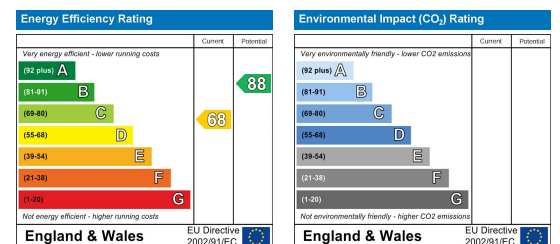
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.