



Smeath Lane, Clarbrough, Retford, DN22 9JU

MID TERRACE | KITCHEN/DINER | LOUNGE | 3 BEDROOM

FAMILY BATHROOM | GAS CENTRAL HEATING | GARAGE | UPVC DOUBLE GLAZING

Hunters are delighted to offer to the market a three bedroom mid terrace house with Garage IN NEED OF MODERNISATION, WITH NO CHAIN. The property is positioned in the popular and well served village of Clarbrough which offers many amenities including Pub and local Spa shop and is located just 3 miles from Retford. The accommodation comprises of Entrance Porch, Kitchen Diner, Hallway, Lounge, to the first floor are three Bedrooms and Bathroom. The property has gas central heating and uPVC double glazing. VIEWING RECOMMENDED.

Asking Price: £85,000

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ENTRANCE PORCH

Casement Entrance Door, Doors leading to:

W.C.

uPVC double glazed window to the front elevation, w.c., hand basin, tiled splash backs.

KITCHEN/DINER

5.46m (17' 11") x 3.12m (10' 3")

uPVC double glazed window to the front elevation, radiator, fitted kitchen with base, drawer and wall units, stainless steel sink and drainer, integrated oven and hob with extractor over.

DOOR TO HALLWAY

Stair to first floor, rear Entrance Door, Door to:

LOUNGE

4.27m (14' 0") x 3.47m (11' 5")

uPVC double glazed window.

FIRST FLOOR LANDING

BEDROOM 2

3.17m (10' 5") x 3.54m (11' 7")

uPVC double glazed window to the rear, radiator.

BEDROOM 3

2.21m (7' 3") x 2.62m (8' 7") + recess to door

uPVC double glazed window to the rear, radiator.

BATHROOM

2.18m (7' 2") x 1.87m (6' 2")

uPVC double glazed window to the rear, radiator, w.c., pedestal wash hand basin, bath.

BEDROOM 1

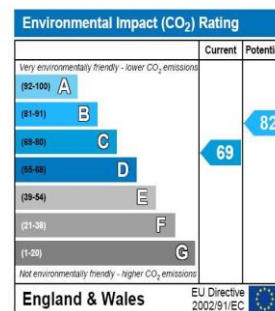
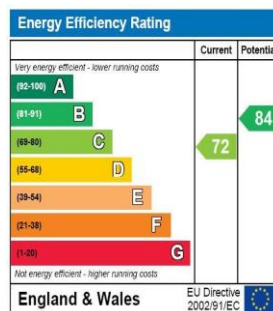
3.18m (10' 5") x 3.15m (10' 4")

uPVC double glazed window to the front elevation, radiator.

EXTERNALLY

To the front low maintenance lawned garden with pathway to the front door. To the rear is an enclosed yard with access to the Single Garage and gated access.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday – 9am – 5pm

Tuesday – 9am – 5pm

Wednesday – 9am – 5pm

Thursday – 9am – 5pm

Friday – 9am – 5pm

Saturday – 9am – 12pm

Sunday - Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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