

33 Holdenby Close, Retford

**FIVE STAR**  
P R O P E R T Y



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- Rented At £425 PCM
- 2 Bed End Terrace
- Close To Amenities

- Ideal Investment Property
- Parking & Garden
- EPC Rating: TBC

**FIVE STAR**  
P R O P E R T Y

Price £80,000  
[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

## Description

INVESTMENT OPORTUNITY - RENTED OUT AT £425 PCM - 2 BEDROOMS - ALLOCATED PARKING - ENCLOSED REAR GARDEN - EDGE OF TOWN CENTRE LOCATION - CLOSE TO AMENITIES - CALL FIVE STAR PROPERTY TO VIEW 01777 708700.

## Entrance Hall

The glazed composite door opens into the entrance hall with doors leading into the:

### Kitchen 8'7" x 7'10" (2.62m x 2.39m)

Window to the front of the property, fitted with a matching range of base and eye level units with round-edged worktop space, sink unit with single drainer and mixer tap, space and plumbing for automatic washing machine, space for fridge/freezer and cooker, gas and electric points for cooker, pull out extractor hood and tiling.

### Lounge 15'7" x 11'9" (4.75m x 3.58m)

Window to the rear of the property, radiator, telephone point, TV aerial point, satellite TV aerial point and a staircase leading to the first floor accommodation.

## First Floor Landing

Providing access to the first floor accommodation.

### Master Bedroom 12'5" x 11'10" (3.78m x 3.61m)

Window to the rear of the property.

### Bedroom Two 11'9" x 6'1" (3.58m x 1.85m)

Window to the front of the property and access to loft space.

## Bathroom

Window to the front of the property, three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, heated towel rail, mirrored cabinet, airing cupboard housing hot water tank and tiled splash backs.

## Garden

To the front is a path leading to the front entrance door and a small grassed area to the front of the property. The rear garden is enclosed by timber panel fencing, timber decking area to the rear of the property with iron railings separating patio from the lawn area, mainly laid to lawn with borders stocked with shrubs, wooden shed.

## Parking

There is an allocated area for parking.

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