

51 Springfield Road, Retford

FIVE STAR
P R O P E R T Y



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- Investment Opportunity
- Gross Return of 7.9%
- 2 Bedrooms & Bathroom

- Kitchen & Lounge/Diner
- Close To Town & Amenities
- EPC Rating: D

FIVE STAR
P R O P E R T Y

Offers over £60,000

www.fivestar-property.co.uk

Description

ATTENTION INVESTORS!!! This property is currently let at £395 PCM giving a gross return of 7.9% The property is well located to access the town centre and amenities. This property is a great potential investment. Please call for further details or to arrange a viewing of the property. Call Five Star Property 01777 708700. **INVESTORS ONLY, SOLD AS AN ONGOING CONCERN!!!**

Entrance Lobby

External steps lead up to the entrance lobby with double glazed entrance door, brick built store and double glazed inner door opening into the

Entrance Hall

With laminate floor, double glazed window to the rear elevation, radiator, built in cloaks cupboard and boiler cupboard housing the wall mounted 'Baxi' gas fired central heating boiler serving the hot water and central heating systems.

Kitchen 12'1" x 9'2" (3.68m x 2.79m)

Comprising of a one and a half bowl single drainer, stainless steel sink unit with surrounding roll edge work surfaces with tiled splash backs. A range of wall mounted and base fitted cupboards and drawers, integrated electric hob with four ring hob and extractor hood over, plumbing for an automatic washing machine, tall fridge freezer space, tumble dryer space, double glazed windows to the front and side elevations and radiator.

Lounge 17'11" x 9'1" (5.46m x 2.77m)

With double glazed windows to the front and rear elevations, laminate floor, dado rail, coal effect gas fire with marble inset, hearth and timber surround. Television aerial point and radiator.

Inner Lobby

With access to the insulated roof space via loft hatch and laminate floor.

Master Bedroom 14'10" x 8'11" (4.52m x 2.72m)

With two double glazed windows to the front elevation, dado rail and radiator.

Bedroom Two 8'9" x 8'8" (2.67m x 2.64m)

With double glazed windows to the rear and side elevation, dado rail and radiator.

Bathroom

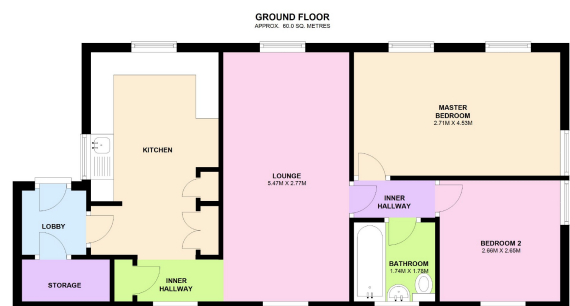
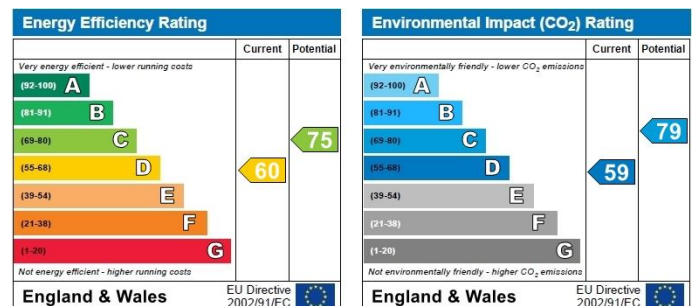
Comprising of a three piece suite in white to incorporate a panel bath with an electric shower unit over, pedestal wash hand basin and low flush toilet. Complementary tiling, tiled floor, extractor fan, radiator and double glazed window to the rear elevation.

Outside

The property is approached through double gates to a driveway which provides off street parking and is flanked by a gravelled garden area. To the rear there is a yard enclosed by panel fencing, sited within which is a good sized metal storage shed.

Agents Note

Prospective purchasers should note that the property is being sold on a leasehold basis with approximately 90 years remaining on the lease. There is an annual ground rent of £10.00 (Ten pounds) payable. Prospective purchasers should ensure that they have inspected the lease and are satisfied with the terms and conditions therein.



TOTAL AREA: APPROX. 60.0 SQ. METRES

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