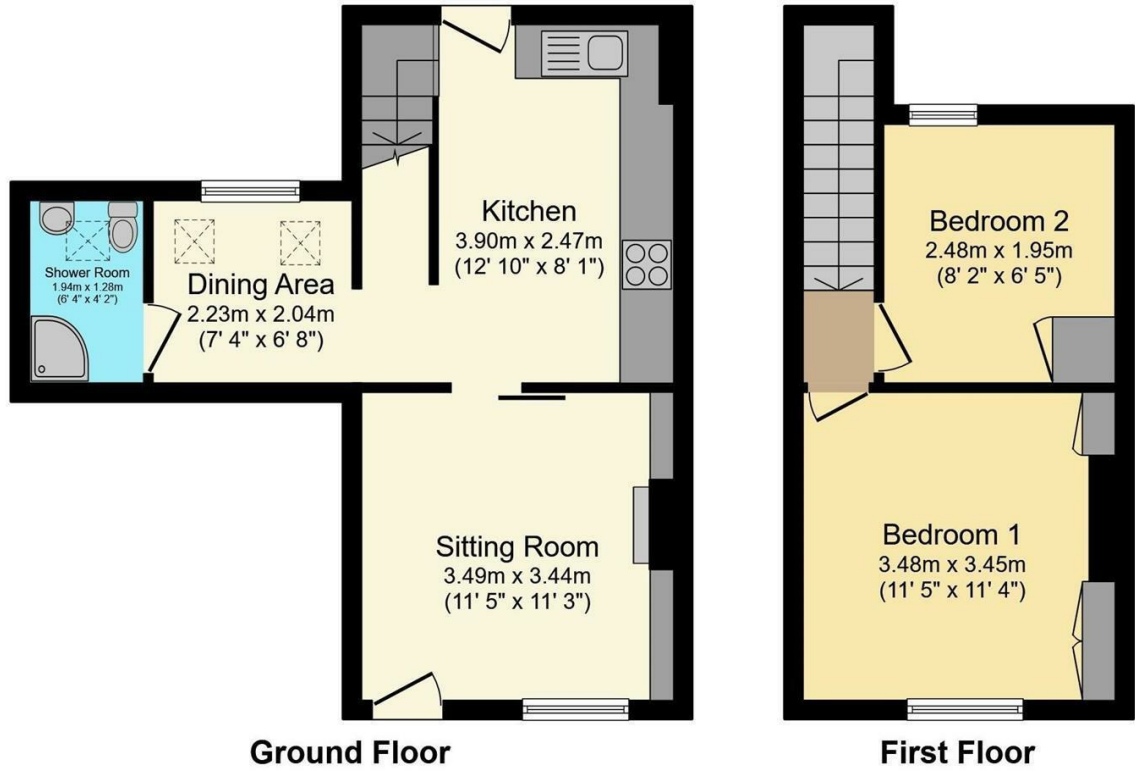


Floor Plan

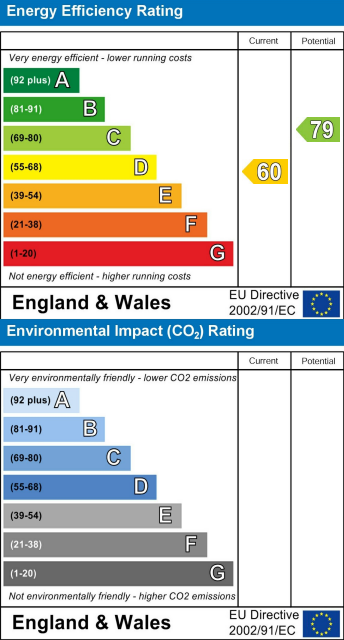


Total floor area 57.2 sq.m. (616 sq.ft.) approx

Area Map



Energy Efficiency Graph



53 Town Street, Clayworth, Retford, North Nottinghamshire, DN22 9AD

**£800 Per Calendar Month**

**\*\*Available from September\*\*** Located in one of North Nottinghamshire's most popular and sought-after rural villages is this sympathetically restored and renovated TWO BEDROOM TERRACED COTTAGE. The property stands in the very heart of the Village and is centrally located being within 10 minutes drive of Bawtry, Retford and Gainsborough.

The accommodation briefly comprises: Living Room with wood burner, separate Dining Room, re-fitted Kitchen, ground floor Shower Room and two first floor Bedrooms. To the rear is an established, good sized garden.

A viewing is advised to truly appreciate this property so call Merryweathers today to arrange yours today!



**LIVING ROOM 11'5" x 11'3" (3.49 x 3.44)**



With composite front entrance door and uPVC window to one side. Rustic brick fireplace surround with wood mantle and inset wood burning stove on a stone flagged hearth with cupboard to one of the chimney breast and shelving above. Laminate flooring. A sliding door opens into the kitchen.

**KITCHEN 12'10" x 8'1" (3.91m x 2.46m)**



With a range of bespoke base and wall cupboards and shelving with contrasting wood work surfaces. Ceramic 'Belfast' sink and monobloc mixer tap. Integrated electric induction hob with oven beneath and high level extractor, ceramic splash back tiling, rear facing uPVC window and 'stable' door opening into the garden. Radiator. Utility area beneath the stairs with space and plumbing for washing machine.

**DINING ROOM 7'4" x 6'8" (2.24m x 2.03m)**



With rear facing uPVC window and two additional 'Velux' windows in the pitched ceiling, radiator.

**SHOWER ROOM 6'4" x 4'2" (1.94 x 1.28)**



Comprising a corner glass shower cubicle and mains shower, vanity wash hand basin with cabinet beneath and W.C. Chromed effect heated towel rail, ceramic splash back tiling to the walls.

**FIRST FLOOR LANDING**

**BEDROOM ONE 11'5" x 11'4" (3.48m x 3.45m)**



With fitted wardrobes flanking the original fireplace surround, radiator and front facing uPVC window.

**BEDROOM TWO 8'1" x 6'4" (2.48m x 1.95m)**



With rear facing uPVC window, radiator and airing cupboard housing the hot water cylinder.

**EXTERNAL**



To the rear is a gravelled patio/seating area beyond which is the lawned garden with established flower beds and borders. A pathway continues beyond the lawn to an additional area of garden housing brick outbuildings. There is on-street parking to the front of the Cottage.

**TENANCY INFORMATION**

Rent: £800  
Bond: £920  
Holding Deposit: £184.00  
Council Tax Band: A  
Tenure: Freehold  
EPC Rating: D  
Property Type: Mid terraced Cottage  
Construction type: Brick  
Heating Type: Air source heat pump  
Water Supply: Mains water supply  
Sewage Mains: Drainage  
Electricity Supply: Mains Electricity  
Gas Supply: N/A  
Broadband/Mobile Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>  
Parking type: On street parking  
Building safety: N/A  
Restrictions: N/A  
Rights and easements: N/A  
Flooding: LOW  
All tenants are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>  
Planning permissions: N/A  
Accessibility features: N/A