



Alexander Jacob  
estate agents & company



**Cherry Tree Close**  
**Ranskill, Retford**

**Offers in the Region of £160,000**

**Property & Estates Consulting**  
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# Cherry Tree Close

## Ranskill, Retford

Fully Renovated THREE BEDROOM Mid Terrace Measuring Approximately 1044 Sq Ft.

### Property Overview

- **\*\*NO UPWARD CHAIN\*\***
- Professionally Redecorated & Showcasing New Flooring Throughout
- Newly Installed Kitchen & Bathroom Suites
- Enjoying Ample Storage
- Enclosed, Low Maintenance Front & Rear Gardens with Two Handy Outdoor Stores
- Set Back from the Roadside in the Heart of the Well Served Village of Ranskill
- Easy Access to Bawtry & Retford via the A638
- Council Tax Band: A EPC Rating: TBC



An excellent opportunity to acquire a fully renovated THREE BEDROOM mid terrace, ideal for first time buyers. Professionally redecorated throughout, and showcasing brand new flooring, and newly installed kitchen and bathroom suites, the well proportioned living accommodation briefly comprises of entrance hall, lounge diner, kitchen benefitting from Neff appliances, garden room, utility area, ground floor WC, first floor landing, master bedroom, two further bedrooms and a contemporary family bathroom. Outside sees enclosed, low maintenance front and rear gardens, with two handy outdoor stores. Set back from the roadside in the heart of Ranskill, the property enjoys a bustling village pub, convenience store and play park in its locality. Ranskill Primary School, having most recently achieved a good Ofsted rating, is just minutes away on foot. The local market towns of Bawtry and Retford are easily accessible via the A638, both hosting a wealth of everyday amenities, entertainment facilities, restaurants, boutiques, and schools for all age groups. Viewings are highly recommended to fully appreciate the extensive recent works and well served village setting being offered for sale.

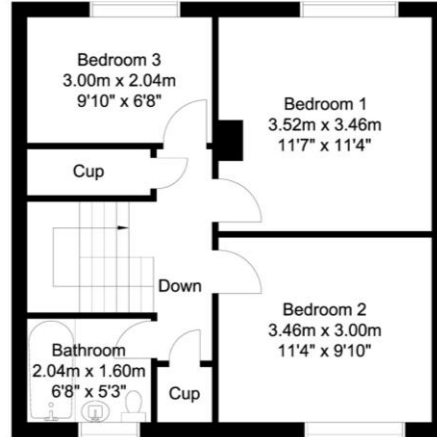
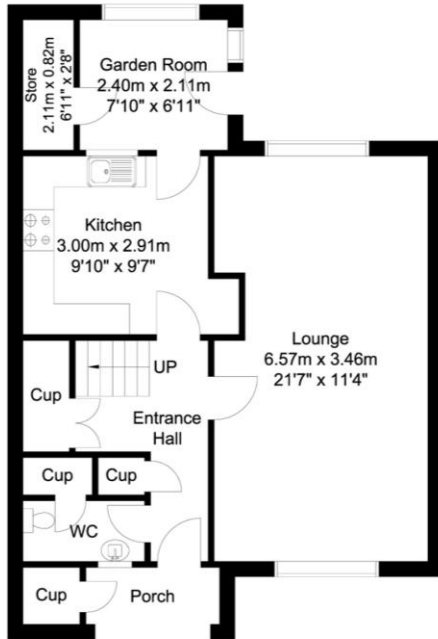
*Road links are served by the A1 & A638 which offer greater transport links throughout the UK. Retford Train Station provides a direct line to London King's Cross in less than 90 minutes at selected times.*



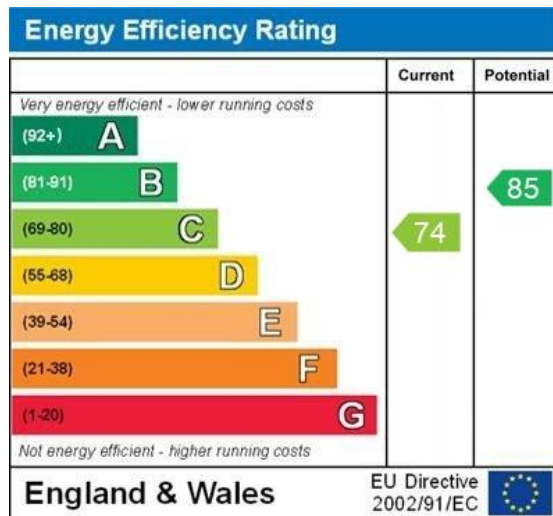
Ground Floor  
54 sq m/581.25 sq ft  
Approx.

First Floor  
43 sq m/462.84 sq ft  
Approx.

Outbuilding  
2 sq m/21.52 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2024





**Tenure & Charges:** Freehold- Vacant possession will be given upon completion

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.