



**Cherry Holt  
Retford  
Nottinghamshire  
DN22 7LZ**

**Offers In Excess Of £352,000**

**bettermove**

# Cherry Holt Retford

Bettermove are proud to present this 4 bedroom detached bungalow in Retford.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the drive and garage.

The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, bathroom, 2 bedrooms and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the shower room. The exterior boasts a private rear garden, including an outbuilding which is currently being used as a log cabin; perfect for enjoying the summer months.

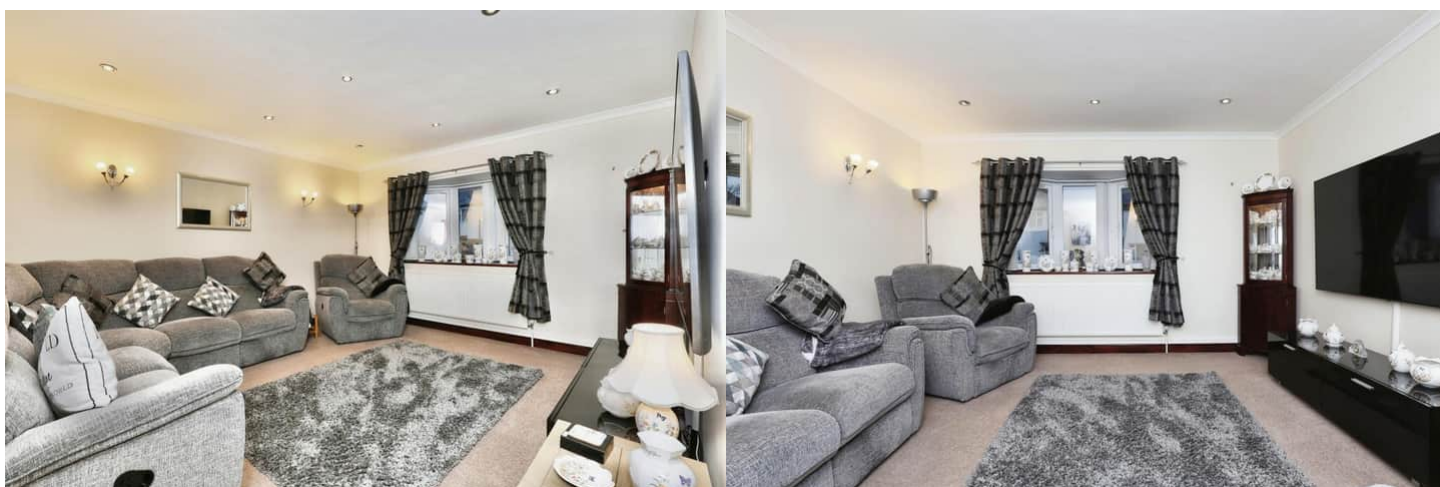
Located in the popular town of Retford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A638, Retford train station and many local bus routes.

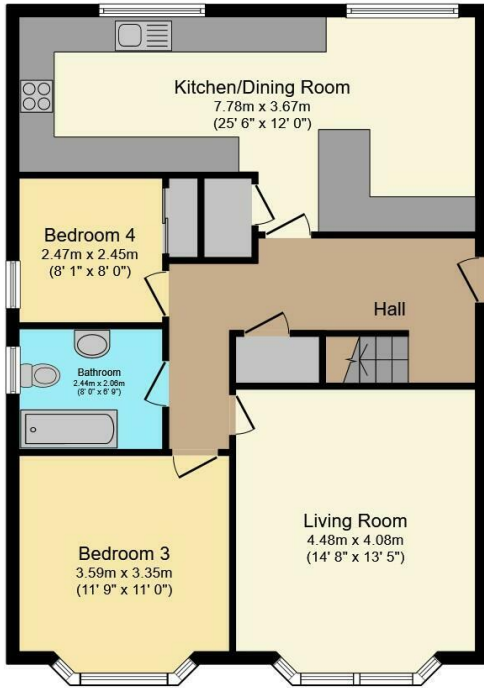
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

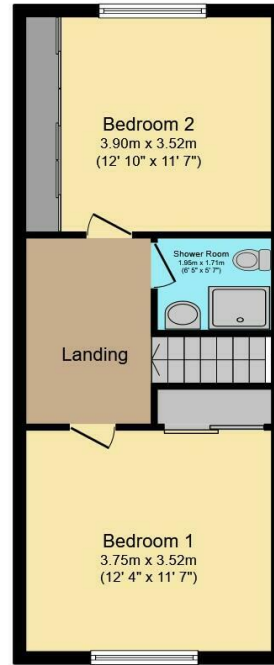
The exclusivity fee is returned to you upon successful completion of the property.





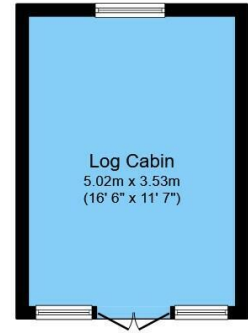
### Ground Floor

Floor area 85.9 m<sup>2</sup> (924 sq.ft.) approx



### First Floor

Floor area 45.4 m<sup>2</sup> (488 sq.ft.) approx



### Outbuilding

Floor area 17.5 m<sup>2</sup> (188 sq.ft.) approx

Total floor area 148.7 m<sup>2</sup> (1,601 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)