



## 56 AVON RISE RETTFORD

A good sized and well presented semi detached bungalow with two bedrooms, modern breakfast kitchen and bathroom. In addition, there is a conservatory which leads into the low maintenance garden and the other added benefits are the ample parking, garage and backing onto Chesterfield Canal.

**£185,000**

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**BROWN & CO**

Property and Business Consultants



# 56 AVON RISE, RETFORD, NOTTINGHAMSHIRE, DN22 6QH

## LOCATION

Avon Rise is within comfortable distance of Retford town centre with comprehensive shopping, leisure and recreational facilities as well as a mainline railway station and schools for all age groups. There is a local Spar convenience store at the bottom of Spital Hill and good countryside walks are available via the Chesterfield Canal and the recreational ground off Alma Road.

## ACCOMMODATION

Half glazed UPVC door with matching side windows into

**ENTRANCE PORCH** with extractor, space and plumbing for washing machine/dishwasher with working surface above. Obscure half glazed door into

**BREAKFAST KITCHEN 10'10" x 9'0" (3.35m x 2.76m)** rear aspect double glazed window. An extensive range of beech coloured fronted base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine, ample working surfaces incorporating breakfast bar, built in stainless steel Zanussi electric oven with Rangemaster four ring electric hob above and stainless steel glass extractor canopy over, integrated fridge. Part tiled walls, recessed downlighting, sliding door into

**LOUNGE DINING ROOM 17'9" x 11'7" (5.46m x 3.56m)** painted fire surround with coal effect electric fire with matching raised hearth, TV point, wall light points, return door to inner hallway. Double glazed UPVC sliding doors into

**CONSERVATORY 9'9" x 9'0" (3.00m x 2.78m)** brick base with double glazed French doors into the garden and double glazed windows. Wall light points, polycarbonate ceiling.

**INNER HALLWAY** side aspect obscure double glazed window, recessed lighting, central heating thermostat. Built in linen cupboard, telephone point. Access to partially boarded roof void with ladder, light and housing the gas fired central heating combination boiler.

**BEDROOM ONE 15'3" x 10'9" (4.66m x 3.31m)** maximum dimensions, dual aspect double glazed windows to front and side. TV point.

**BEDROOM TWO 12'4" x 9'9" (3.78m x 3.02m)** measured to front of two built in double wardrobes with hanging and shelving space. Front aspect double glazed window. TV aerial lead.

**BATHROOM** side aspect obscure double glazed window. Three piece white suite with P-shaped panel enclosed bath with glazed screen and electric Mira shower over. Vanity unit with inset sink

and mixer tap, low level wc with concealed cistern set into wood grain effect cupboards and surround. Electric chrome towel rail. Tiled walls, recessed lighting and extractor.

## OUTSIDE

The front is fenced to both sides with a good area of lawn and established shrub, flower beds and borders. From Avon Rise there are double wrought iron gates giving access to the block paved herringbone style driveway providing parking for several vehicles and leading to **DETACHED SINGLE GARAGE** with double doors. From the drive there are double wooden gates giving pedestrian access to the rear garden. External lighting.

The rear garden is fenced to all sides, paved and block paved for low maintenance. Raised shrub beds and borders. A good sized timber shed.

## GENERAL REMARKS & STIPULATIONS

**Tenure and Possession:** The Property is freehold and vacant possession will be given upon completion. **Council Tax:** We are advised by Bassetlaw District Council that this property is in Band B.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

**Floorplans:** The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

**Hours of Business:** Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

**Viewing:** Please contact the Retford office on 01777 709112.

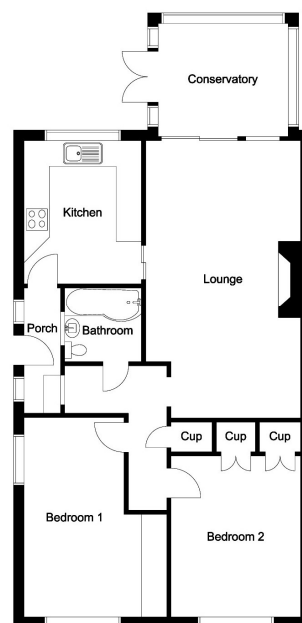
**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

**Agents Note:** In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

**Financial Services:** In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in November 2022.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## IMPORTANT NOTICES

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