



7 GALA WAY, RETFORD
£210,000

BROWN & CO

7 GALA WAY, RETFORD, DN22 7SX

DESCRIPTION

An immaculately presented three bedroom, three storey town house in this favoured location close to Retford town centre and train station. Dual aspect, recently refitted kitchen dining room with the addition of a large rear hallway and cloakroom. Large first floor lounge overlooking the attractive and low maintenance rear garden, plus a garage to the rear and en suite facilities to the master bedroom.

LOCATION

Situated off Whinney Moor Lane, Gala Way is a modern development lying within comfortable reach of town centre amenities and the areas excellent transport links. The railway station with direct service into London Kings Cross is within comfortable reach.

DIRECTIONS

what3words///email.zeal.mason

ACCOMMODATION

Part glazed door into

ENTRANCE HALL tiled flooring, stairs to first floor landing, door to

KITCHEN DINING ROOM 23'6" x 8'7" (7.17m x 2.61m)

Dining Area front aspect double glazed window with views to the low maintenance front garden.

Kitchen rear aspect double glazed window with views to the attractive rear garden. Well appointed refitted range of navy blue base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with mixer tap, space and plumbing for washing machine, ample white quartz working surfaces with matching upstand. Five ring gas hob with Perspex splashback and Hotpoint extractor canopy. Built in double oven and grill, space for microwave above, space for American upright fridge freezer. Additional range of base cupboards with wine cooler and wine rack. Ceramic tiled wood grain effect flooring throughout with matching skirtings. Door to



REAR PORCH with half glazed door to garden. Matching flooring, door to

CLOAKROOM white low level wc, pedestal hand basin with mixer tap and tiled splashback, matching wood grain effect tiled flooring, extractor.

FIRST FLOOR LANDING under stairs storage cupboard, additional staircase to the second floor.

LOUNGE 17'0" x 12'10" (5.22m x 3.91m) one front aspect double glazed window and two rear aspect double glazed windows. Feature sandstone fireplace with coal effect gas living flame fire set on raised matching hearth (installed 2022). TV and telephone points.



BEDROOM THREE 6'10" x 9'7" (2.92m x 2.06m) front aspect double glazed window. Built in over stairs storage cupboard.

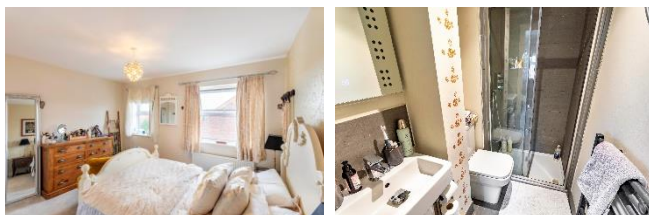


SECOND FLOOR LANDING with rear aspect double glazed window with views to the garden. Access to roof void which is partially

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boarded with light and ladder. Built in cupboard housing wall mounted gas fired central heating boiler (installed in 2020) and shelving.

BEDROOM ONE 12'0" x 11'5" (3.68m x 3.46m) front aspect double glazed window. Built in double wardrobe with hanging and shelving space, TV and telephone points.



EN SUITE SHOWER ROOM tile enclosed shower cubicle, sliding glazed doors with mains fed shower, handheld attachment and raindrop shower head. Pedestal hand basin with mixer tap and tiled splashback, low level wc, ceramic tiled flooring. Wall mounted light sensor touch mirror. Recessed lighting, extractor and towel rail radiator.

BEDROOM TWO 12'0" x 7'4" (3.67m x 2.23m) front aspect double glazed window. Full width range of wardrobes with sliding doors, one being partially mirrored with ample hanging and shelving space.



FAMILY BATHROOM two obscure double glazed rear aspect windows. Three piece white suite with oval bath with handheld mixer tap/shower attachment. Low level wc, pedestal hand basin with mixer tap. Ceramic tiled flooring. Shower with handheld attachment, raindrop shower head and soak away drain. Ceramic tiled walls and flooring. Towel rail radiator, recessed lighting.



OUTSIDE

Wrought iron picket style fence with path to the front door. The front garden has been pebbled for low maintenance. To the side of the property there is shared access leading to garages and no.7 has a **SINGLE GARAGE** with metal up and over door and space for one additional vehicle.

The rear garden is fenced to all sides, pedestrian gate giving access to the garage and parking to the front. Full width paved patio, external water supply and lighting. Raised flower beds by way of railway sleepers. Artificial lawn. Additional lighting to the rear of the plot.

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 finalising 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.

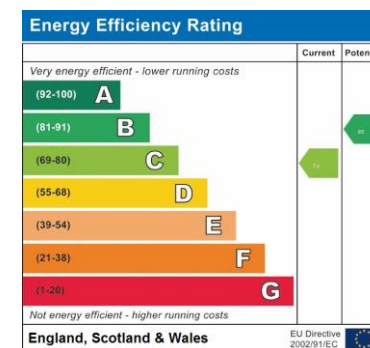
Viewing: Please contact the Retford office on 01777 709112.

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.

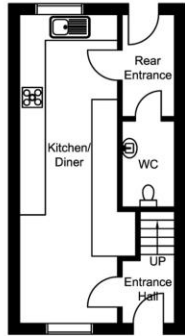
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 specialise 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.

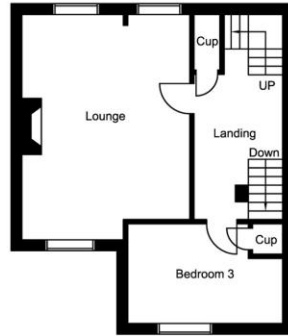
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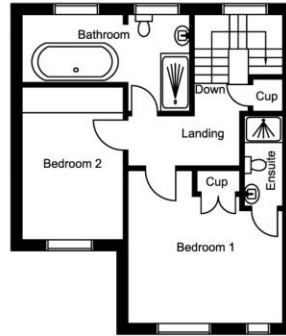
Ground Floor



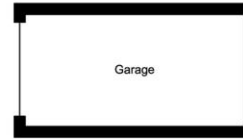
First Floor



Second Floor



Outbuilding



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 @2023



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