



## 13 PEEL AVENUE RETFORD

A nicely presented 1930's style two bedroom semi detached house in this small and favoured cul de sac on the fringes of Retford town centre. Front aspect lounge with bay window and Aga multifuel stove and a modern fitted kitchen. Four piece bathroom suite on the first floor as well as off road parking and a good sized rear garden.

**£165,000**

Brown & Co  
Retford  
01777 709112  
retford@brown-co.com

**BROWN & CO**

Property and Business Consultants

# 13 PEEL AVENUE, RETFORD, DN22 7JU

## LOCATION

Peel Avenue is in this small development of similar style houses on the southern fringes of Retford town centre. There are bus services into the town and good accessibility to the A57 and local schools as well as countryside walks. Retford boasts comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link.

## DIRECTIONS

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## ACCOMMODATION

Part glazed UPVC door to

**ENTRANCE HALL** with side aspect double glazed window. Stairs to first floor landing, raised cupboard housing meters, recessed lighting, door to

**LOUNGE 16'0" x 13'3" (4.92m x 4.06m)** measured to front aspect double glazed bay window. Floor to ceiling rustic brick fireplace with inset Aga multifuel stove on raised slate hearth, wood effect flooring, dado rail, recessed lighting, TV and telephone points. Door to

**KITCHEN DINING ROOM 16'4" x 8'6" (5.00m x 2.61m)**  
**Kitchen** double glazed rear aspect windows, half glazed UPVC door to garden. A good range of beech coloured 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, built in electric oven with four ring gas hob above and stainless steel extractor canopy over, ample wood effect working surfaces. Part tiled walls, spotlighting, ceramic tiled floor flowing through to the **Dining Area** with spotlighting, door to under stairs cupboard housing the wall mounted gas fired central heating combination boiler.

## FIRST FLOOR

**LANDING** side aspect double glazed window, access to roof void.

**BEDROOM ONE 16'5" x 13'2" (5.02m x 4.03m)** measured to front aspect double glazed bay window, one additional front aspect double glazed window. Built in double wardrobe/tallboy with cupboards and drawers. Built in shelved linen cupboard, dado rail. Tv aerial lead. Part wood panelled walls.

**BEDROOM TWO 11'7" x 8'8" (3.57m x 2.67m)** rear aspect double glazed window with views to the rear garden.

**BATHROOM** rear aspect obscure double glazed window. Four piece white suite corner fitted bath, pedestal hand basin, low level wc. Corner fitted shower cubicle with aqua boarding surround, glazed screen and with electric shower and handheld shower attachment. Extractor and part tiled walls, shaver socket.

## OUTSIDE

Hard standing for one vehicle. The front garden is walled and hedged. A good area of lawn with underwood window slated area. Access to the side by way of a wooden gate and brick arch into the rear garden.

The rear garden is a nice feature of the property and is fenced to all sides. Concrete patio with external lighting and water supply. A good area of lawn with established shrub, flower beds and borders. To the rear of the plot is a raised decked area. Please note the shed that is currently in situ belongs to the current tenant and can be purchased under separate negotiation.

## 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 TBA.

**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.

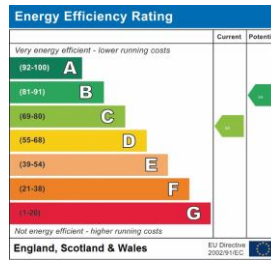
Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in July 2023.

Ground Floor



First Floor



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