



8 AVON RISE RETFORD

A nicely presented two double bedroom semi detached bungalow with breakfast kitchen, lounge and set on a good sized corner plot. Modern bathroom, enclosed garden, parking and garage.

OFFERS OVER £185,000

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BROWN & CO

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8 AVON RISE, RETFORD, 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.

DIRECTIONS

What3words///verbs.belt.holly

ACCOMMODATION

Part glazed UPVC door into

ENTRANCE HALL with cupboard housing meters. Vinyl flooring.

BREAKFAST KITCHEN 13'4" x 8'10" (4.07m x 2.74m) front aspect double glazed window and side aspect part glazed UPVC door. A range of medium oak fronted base and wall mounted cupboard and drawer units. Single sink drainer unit with mixer tap, space and plumbing below for washing machine. Space for free standing cooker. Ample working surfaces, breakfast bar, space for upright fridge freezer. Part tiled walls.

LOUNGE 13'10" x 11'10" (4.26m x 3.65m) front aspect double glazed window. Feature fire surround with coal effect gas living flame fire (not connected) set on marble effect hearth with matching insert. Vinyl flooring, TV and telephone points.

INNER HALLWAY with access to roof void. Built in storage cupboard with wall mounted gas fired central heating combination boiler installed in 2022 and with shelving.

BEDROOM ONE 12'6" x 8'4" to front of wardrobes (3.85m x 2.56m) rear aspect double glazed window with views to the garden. Full length range of mirror fronted wardrobes with sliding doors and ample hanging and shelving space. TV aerial point.

BEDROOM TWO 10'2" x 9'5" (3.11m x 2.90m) rear aspect double glazed window with views to garden.

BATHROOM side aspect obscure double glazed window. Three piece white modern suite comprising panel enclosed bath with mains fed shower and bifold glazed screen. Vanity unit with inset sink and mixer tap. Low level wc with concealed cistern. White high gloss cupboards with shelving above. Part tiled walls. Towel rail radiator.

OUTSIDE

The property is sitting on a corner plot. The front garden is walled and majority pebbled for low maintenance. Divided into two areas with central path leading to the front door and to the rear garden via a wooden gate. Some established shrubs, additional side garden which is grassed with pebble surround.

Side gate giving access to the rear garden, which is a nice size, fenced to all sides. Paved patio, external lighting and water supply. Pebbled area, a good area of lawn and pedestrian gate giving access to the driveway which is accessed from the small cul de sac of Avon Rise. The driveway provides parking for two cars leading to a concrete sectional **SINGLE GARAGE** with up and over door and personal door into the garden.

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.

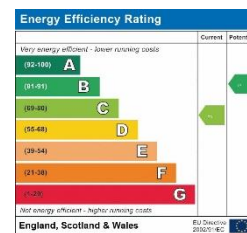
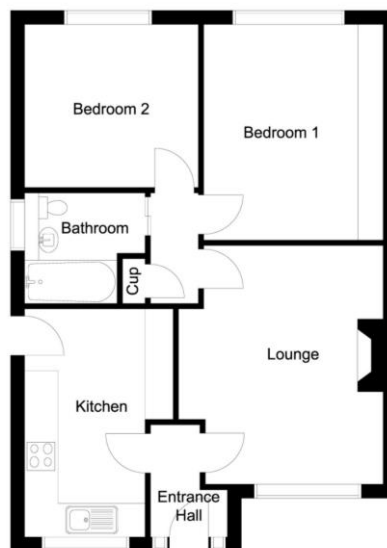
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 August 2023.



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