



1 EAST WALK RETFORD

A good sized detached three bedroom bungalow on a good sized plot and in need of some modernisation but ready to move in to. There is a driveway and garage and built in bedroom furniture to all of the bedrooms. The property is within comfortable walking distance of the town centre and hospital. No onward chain.

£225,000

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1 EAST WALK, RETFORD, DN22 7YF

LOCATION

East Walk is to the north of Retford town centre which provides comprehensive shopping, leisure and recreational facilities. Retford hospital is within comfortable distance and there are bus services from North Road leading into the town and to Doncaster. Access to the Chesterfield Canal for countryside walks and there is good access to the A1 linking to the wider motorway network. Retford also boasts a mainline railway station on there are more local amenities on Hallcroft Road.

DIRECTIONS

what3words///whimpered.quote.learning

ACCOMMODATION

Half glazed UPVC door with matching side light window into

ENTRANCE PORCH with cupboard housing meters, ¾ glazed door into

L-SHAPED ENTRANCE HALL with access to roof void. Built in airing cupboard with factory lagged hot water cylinder, fitted immersion. Separate walk in cupboard. Telephone point.

LOUNGE 14’0” x 11’6” (4.31m x 3.54m) double aspect with picture window to the side and high level window to the front. Feature painted fire surround with coal effect gas living flame fire on raised hearth with matching insert and back boiler. TV aerial lead.

DINING ROOM 11’0” x 9’4” (3.38m x 2.87m) side aspect double glazed picture window. Small shelved cupboard, TV aerial lead. Return door to

KITCHEN 11’4” x 7’9” (3.48m x 2.40m) also access from the hallway. A good range of medium oak base and wall mounted cupboard and drawer units. 1 ¼ sink drainer unit with mixer tap, space and plumbing below for washing machine, spaces for fridge, freezer and free standing cooker. Extractor, ample working surfaces, part tiled walls, ceramic tiled flooring. Obscure glazed door to

CONSERVATORY 11’4” x 7’6” (3.48m x 2.31m) brick base with polycarbonate roof. Double glazed windows and single door to the garden. Wall light points and sockets.

BEDROOM ONE 12’7” x 9’0” (3.86m x 2.77m) measured to front of full length range of built in floor to ceiling sliding door wardrobes, one being mirror fronted, with ample hanging and shelving space. Side aspect double glazed window. Matching chest of drawer unit. TV aerial lead.

BEDROOM TWO 11’6” x 7’4” (3.52m x 2.25m) measured to front of range of floor to ceiling sliding door wardrobes, one being mirror fronted, with knee-hole dressing unit and chest of drawers. Front aspect double glazed window. TV aerial lead.

BEDROOM THREE 8’2” x 6’9” (2.50m x 2.09m) measured to front of

range of two double wardrobes with ample hanging and shelving space. Front aspect double glazed window.

BATHROOM 8’2” x 7’0” (2.50m x 2.17m) rear aspect obscure double glazed window. Four piece which suite comprising panel enclosed bath with mixer tap, vanity unit with inset sink, mixer tap and cupboards below. Low level wc. Tile enclosed shower cubicle with bifold door and electric shower. Ceramic tiled flooring. Tiled walls. Wall mounted medicine cabinet with light.

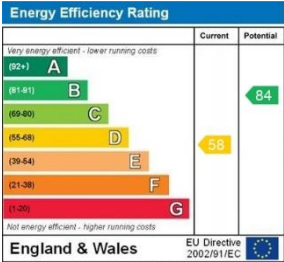
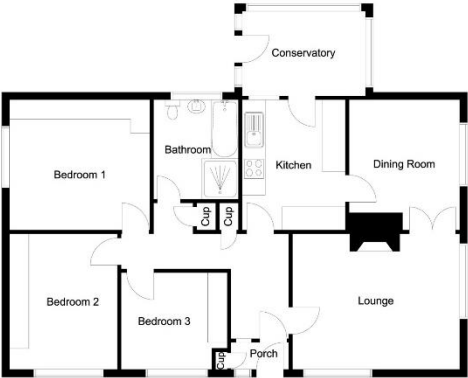
OUTSIDE

The front is screened by hedging to all sides with path to the front door and two good areas of lawn either side, one being L-shaped and of a good size. Single gate giving access to the rear garden.

The rear garden is paved for low maintenance with a brick built SINGLE GARAGE accessed from the side. The garden has an area of lawn with numerous and aluminium sheds. External lighting and water supply.

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 C. 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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