



## 64 AVON RISE RETTFORD

Located at the head of this cul-de-sac in this favoured location, a two bedroom semi detached bungalow being offered for sale with no onward chain. The benefits include a nice sized lounge, well appointed kitchen and a brick built conservatory to the rear. The garden is low maintenance and does offer countryside views and also backs on to the Chesterfield Canal. Single garage and further parking which could provide space for a caravan/campervan.

**£185,000**

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

**BROWN & CO**

Property and Business Consultants

# 64 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

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## ACCOMMODATION

Part glazed UPVC door into

**ENTRANCE HALL** telephone point. Cupboard housing meters.

**BREAKFAST KITCHEN 13'5" x 8'6" (4.12m x 2.62m)** front aspect double glazed window and side aspect part glazed UPVC door. A good range of medium pine fronted base and wall mounted cupboard and drawer units incorporating two glazed display cupboards. Single stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine. Built in Electrolux oven with four ring gas hob above. Space for upright fridge freezer, ample working surfaces, part tiled walls. Oak coloured laminate flooring.

**LOUNGE 13'9" x 11'9" (4.23m x 3.64m)** front aspect double glazed window. Feature painted fire surround with Victorian style patterned tiled insert with fitted electric fire on raised tiled hearth. TV point. Wall light points. Door to

**INNER HALLWAY** with access to roof void. Built in cupboard housing wall mounted gas fired central heating boiler and shelving.

**BEDROOM ONE 12'7" x 10'4" (3.86m x 3.17m)** rear aspect single glazed window looking into the conservatory and offering distant views. Dark oak laminate flooring. Telephone point.

**BEDROOM TWO 10'2" x 9'4" (3.10m x 2.87m)** rear aspect half glazed double French doors into the conservatory, dark oak laminate flooring.

**CONSERVATORY 20'4" x 6'2" (6.21m x 1.88m)** brick base with double glazed windows and polycarbonate ceiling. Power points, radiator and half glazed French doors and additional half glazed door leading into the garden.

**WET ROOM 7'0" x 6'3" (2.15m x 1.93m)** side aspect obscure double glazed window. White low level wc, pedestal hand basin with mixer tap. Wet room style walk in shower with mains fed shower, aqua board walls and part tiled walls. Chrome towel rail radiator and extractor.

## OUTSIDE

The front garden is walled and fenced to all sides with an irregular shaped area of lawn with shrub borders. Concrete and partially paved driveway providing parking for several vehicles and leads to a concrete sectional **SINGLE GARAGE** with metal up and over door, power, light, double glazed window and door into the garden. External lighting. Space for a timber shed.

The rear garden is fenced and hedged and divided into two with pebbled and paved area with a vegetable patch area and space for a greenhouse. Waist height brick retaining wall into the other part of the garden which is paved and has a raised brick built shrub bed.

## 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.

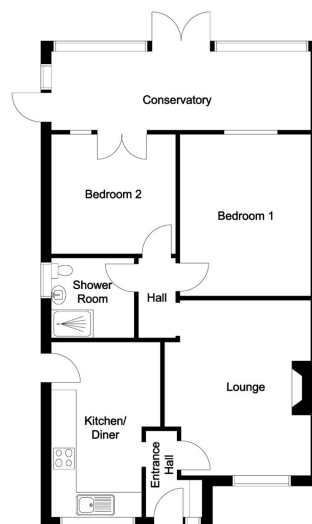
**Viewing:** Please contact the Retford office on 01777 709112.

**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 March 2024.



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

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