



75 STATION AVENUE, RANSKILL, RETFORD

Situated on the edge of this popular development is this extended three bedroom semi detached family home. Two reception rooms, modern kitchen, plus utility room and cloakroom. Enclosed garden and close to the local school and other amenities.

£180,000

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BROWN & CO

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75 STATION AVENUE, RANSKILL, RETFORD DN22 8LQ

LOCATION

Station Avenue is situated close to the heart of this popular village to the north of Retford town centre. Locally, there is an infant/junior school, plus convenience store, fish and chip shop and public house. There is good accessibility to countryside walks, the A1 linking to the wider motorway network plus Retford has a mainline railway station on the London to Edinburgh intercity line.

DIRECTIONS

What3words:///motoring.title.pitch

ACCOMMODATION

Covered entrance with art glazed UPVC door to

ENTRANCE VESTIBULE laminate flooring, telephone point, stairs to first floor, door to

LOUNGE 16'3" x 12'4" (3.46m x 3.78m) front aspect double glazed picture window, feature fire surround with coal effect gas fire on raised hearth, laminate flooring, television point, door to

DINING ROOM 11'4" x 9'9" (3.46m x 3.03m) rear aspect double glazed French doors into storage room, tiled flooring, built in cupboard, door to kitchen.

STORAGE ROOM 8'10" x 7'4" (2.73m x 2.24m) rear aspect sliding patio doors to the garden.

KITCHEN 9'9" x 7'8" (3.03m x 2.37m) two side aspect double glazed windows. An extensive range of cream coloured base and wall mounted cupboard and drawer units, 1/4 stainless steel sink/drain unit with mixer tap, integrated dishwasher, space for free standing cooker with splashback and extractor, working surfaces, part tiled walls, tiled floor. Door to

UTILITY ROOM 8'5" x 8'3" (2.59m x 2.53m) half glazed rear aspect door, shaker style base and wall mounted cupboard and drawer units, space and plumbing for washing machine, space for upright fridge/freezer, space for one further appliance, working surfaces, part tiled walls.

CLOAKROOM side aspect obscured double glazed window. White low level wc, wall mounted hand basin with tiled splashback, extractor, tiled floor.

FIRST FLOOR LANDING side aspect double glazed window, access to roof void with gas fired central heating combination boiler, built in cupboard. Doors to

BEDROOM ONE 12'42 x 11'3" (3.77m x 3.43m) front aspect double glazed picture window.

BEDROOM TWO 11'3" x 10' (3.45m x 3.05m) rear aspect double glazed window, shelved cupboard.

BEDROOM THREE 9'6" x 8'1" (2.92m x 2.46m) front aspect double glazed window, a range of built in bedroom furniture, over stairs storage cupboard.

BATHROOM side aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with electric shower over, glazed shower screen, pedestal hand basin, low level wc. Part tiled walls, chrome towel rail/radiator.

OUTSIDE

The front is lawned and open planned and could provide off road parking. Path to the door and side and gate leading to

Rear garden which is fenced to all sides. Paved patio with external lighting and water supply. Additional large paved patio and artificial lawn. To the rear of the plot, there is a concrete sectional **SINGLE GARAGE** for storage.

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 A

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.

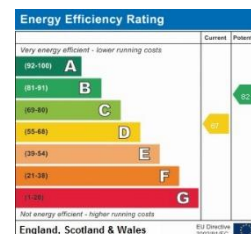
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 June 2024.



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