



3 PEEL AVENUE RETFORD

An extended three bedroom semi detached older style home in this favoured location on the fringes of Retford town centre. There is a good sized kitchen dining room to the rear plus the added benefit of a detached double garage.

£185,000

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

BROWN & CO

Property and Business Consultants

3 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

What3words///bless.guard.acid

ACCOMMODATION

Part glazed UPVC door to

ENTRANCE HALL with wooden flooring, side aspect double glazed window and stairs to first floor landing. Period skirtings.

LOUNGE 16'0" x 12'4" (4.91m x 3.78m) front aspect double glazed bay window. Rustic fireplace on raised quarry tiled hearth. Multi fuel burner. TV point, wood flooring, under stairs cupboard.

DINING KITCHEN 16'7" x 13'8" (5.08m x 4.21m) rear aspect sliding doors to the conservatory. Half glazed door to the side. A good range of base and wall mounted cupboard and drawer units, circular sink drainer unit with mixer tap, space and plumbing for washing machine, space for freestanding cooker and upright fridge freezer. Breakfast bar, ample working surfaces, part tiled walls, part wooden flooring and part tiled flooring. Additional space for two further under counter appliances.

BATHROOM side aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with electric shower over, pedestal hand basin, low level wc. Part tiled walls, tiled floor and extractor.

CONSERVATORY 9'2" x 9'2" (2.79m x 2.79m) brick base with double glazed windows and French doors leading into the garden. Polycarbonate roof and tiled flooring.

FIRST FLOOR LANDING side aspect double glazed window. Access to roof void housing the gas fired Baxi combination boiler. The roof void has a light, ladder and is boarded.

BEDROOM ONE 13'6" x 12'10" (4.13m x 3.95m) front aspect double glazed bay window. Period skirtings, door to

EN SUITE WC front aspect obscure double glazed window. Pedestal hand basin, low level wc, part tiled walls and extractor.

BEDROOM TWO 11'6" x 8'7" (3.54m x 2.65m) rear aspect double glazed window with views to the garden, period style skirtings.

BEDROOM THREE 8'6" x 7'4" (2.61m x 2.26m) rear aspect double glazed window with views to the garden, period style skirtings.

OUTSIDE

The front is open planned with pebble and paved off road parking with shrub surrounds. Shared driveway to the rear with wooden gate giving access to the garden and driveway. The garden is fenced to all sides with artificial lawn, paved area and **DETACHED DOUBLE GARAGE 18'2" x 15'3" (5.54m x 4.65m)** with up and over door, power, light and eaves 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.

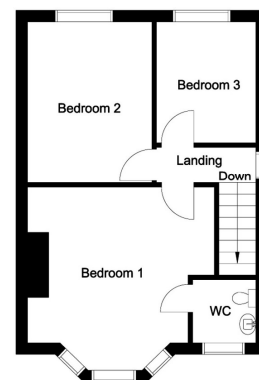
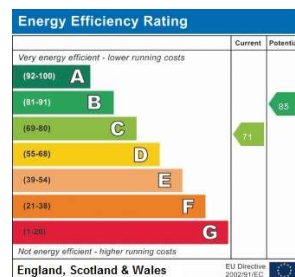
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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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