



## 12A JUBILEE ROAD RETFORD

An extended and immaculately presented three bedroom home with large open plan kitchen/dining/living room overlooking the rear garden. Separate lounge with log burner. Beautiful refitted shower room, off road parking and small cul de sac location.

**£210,000**

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**BROWN & CO**

Property and Business Consultants

# 12A JUBILEE ROAD, RETFORD, NOTTINGHAMSHIRE DN22 7PF

## LOCATION

Jubilee Road is a small cul de sac of similar properties close to local amenities and schools for all age groups. The property backs on to the Dunes and provides good access to the town centre with comprehensive shopping, recreational and leisure facilities, plus a mainline railway service on the London to Edinburgh Inter city link. The A1 is to the west linking to the wider motorway network.

## DIRECTIONS

What3words///human.scouts.budget

## ACCOMMODATION

Part glazed door to

**ENTRANCE HALL** engineered oak flooring, stairs to first floor, understairs storage cupboard, door to

**KITCHEN/DINING/LIVING ROOM 23'5" x 16'9" (7.15m x 5.14m)** rear and side aspect double glazed windows, French doors into the garden. Engineered wood effect flooring throughout. A well appointed and modernised range of navy blue and dove grey base and wall mounted cupboard and drawer units, single stainless steel sink/drainer unit with mixer tap, integrated fridge/freezer, built in Neff electric oven, microwave/grill and four ring induction hob with extractor canopy above. Ample wood effect working surfaces. Matching island unit. BT point, recessed lighting, glazed double doors to

**LOUNGE 13'7" x 10'8" (4.18m x 3.30m)** front aspect double glazed bay window, fireplace recess with fitted log burner, slate hearth, wooden mantle above, tv point, wood effect flooring.

**FIRST FLOOR LANDING** with double glazed side aspect window, period style skirtings, access to roof void. Doors to

**BEDROOM ONE 13'7" x 10'8" (4.18m x 3.30m)** front aspect double glazed bay window with fitted window shutters, period style skirtings.

**BEDROOM TWO 11'2" x 9'8" (3.40m x 2.99m)** rear aspect double glazed window, period style skirtings.

**BEDROOM THREE 7'8" x 5'6" (2.37m x 1.72m)** front aspect double glazed window, bulk head display.

**SHOWER ROOM 6'8" x 6'7" (2.06m x 2.03m)** rear aspect obscure double glazed window, tiled walls with enclosed shower cubicle with glazed screen, mains fed shower, vanity unit with inset sink, mixer tap and drawers below, mirrored light above, low level wc, anthracite coloured towel rail/radiator, tiled floor, recessed lighting and extractor.

## OUTSIDE

The front garden provides off road parking for one vehicle and is blocked paved herringbone style. Central shrub bed and fenced and walled to both sides. Pedestrian access by way of a wooden gate to

**REAR GARDEN** fenced to all sides with some high hedging. Large paved patio area with external lighting and water supply. Area of lawn with shrub beds to the side. Wooden pagoda leading to the rear of the garden which is paved with space for two timber sheds.

## 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.

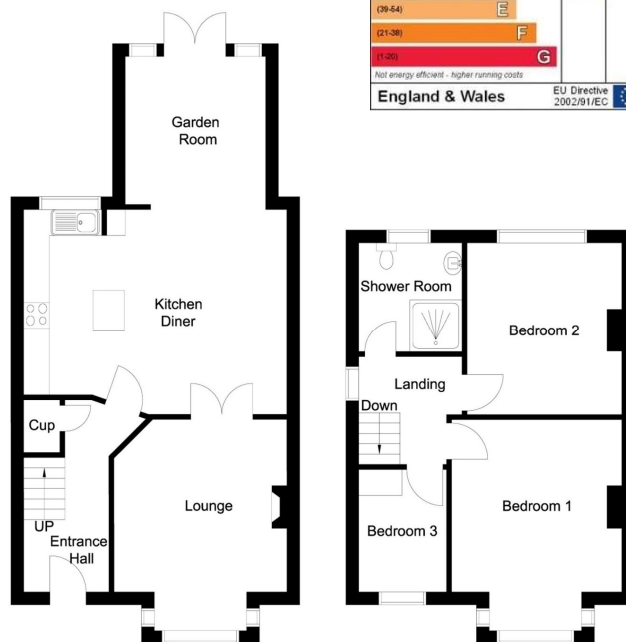
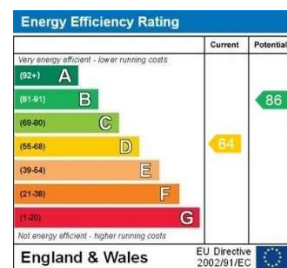
**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

**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 September 2024.



## IMPORTANT NOTICES

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