



## 12 DENISON AVENUE RETTFORD

A two double bedroom detached bungalow in this favoured residential location at the end of a small cul de sac south of Retford town centre. The benefits include a well appointed dining kitchen, good sized hall and a front aspect lounge. The property does offer scope for further enhancement, subject to planning consent, plus has a good sized rear garden.

**£275,000**

Brown & Co  
Retford  
01777 709112  
[retford@brown-co.com](mailto:retford@brown-co.com)

**BROWN & CO**

Property and Business Consultants



12 DENISON AVENUE, RETFORD, DN22 7HT

LOCATION

Denison Avenue is a cul dec located in this favoured residential area to the south of Retford town centre. Within comfortable distance nearby is Lidl and the town centre amenities which provide comprehensive shopping, leisure and recreational facilities. There is a mainline railway station on the London to Edinburgh intercity link. The A1 and A57 are within comfortable distance. There are countryside walks nearby.

DIRECTIONS

What3words:///habit.spot.seated

ACCOMMODATION

Obscure double glazed door to

ENTRANCE PORCH additional glazed door into

HALLWAY 13'1" x 5'2" (4.00m x 1.58m) with access to large roof void via a ladder. BT point. Built-in storage cupboard housing electric meter.

LOUNGE 16'4" x 11'5" (4.99m x 3.49m) front aspect double glazed picture window. Feature York stone fireplace with wooden mantel and raised quarry tiled hearth, fitted coal effect gas living flame fire. TV point.

KITCHEN DINING ROOM 11'2" x 9'7" (3.41m x 2.95m) rear aspect double glazed window overlooking the garden. A good range of medium oak fronted base and wall mounted cupboard and drawer units. One single sink drainer unit with mixer tap. Space and plumbing below for washing machine. Built-in electric oven, four ring electric hob with extractor above. Ample working surfaces, part tiled walls. Shelved storage cupboard. Additional cupboard housing wall mounted gas fired central heating boiler and factory lagged hot water cylinder below. Half glazed door to

REAR PORCH external brick store with power and lighting. Gas meter. Door to the side driveway.

BEDROOM ONE 12'5" x 10'4" (3.80m x 3.16m) rear aspect double glazed window with views to the garden. Telephone point.

BEDROOM TWO 10'9" x 10'4" (3.31m x 3.17m) front aspect double glazed window.

WET ROOM 6'9" x 5'5" (2.09m x 1.68m) obscure double glazed window. White low level wc. Wall mounted hand basin, walk in shower with electric Mira Advance shower. Part tiled walls. Wall mounted Xpelair extractor air vent.

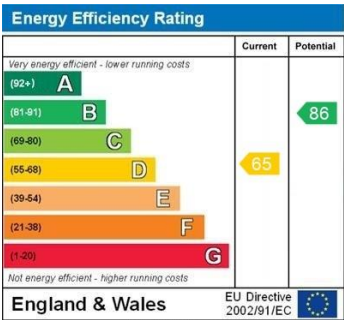
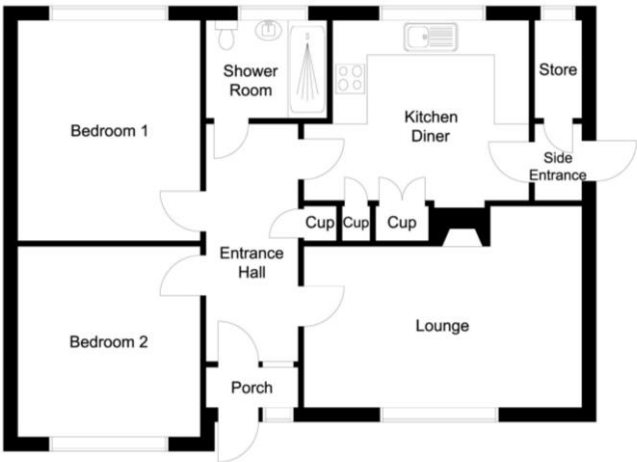
OUTSIDE

Dwarf brick wall to the front and side. The front garden has a good area of lawn with established shrub and flower borders. Driveway with space for 2-3 vehicles. Wooden gate giving access to the rear garden.

The rear garden is hedged and fenced to all sides with a good area of lawn and established shrub and flower borders. **TIMBER SUMMER HOUSE.** and timber shed. External water supply and security lighting.

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 revised in June 2025.



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