



14 Harewood Avenue

, Retford, DN22 7PH

Offers In The Region Of £250,000



CHARACTER THREE BEDROOM SEMI DETACHED HOME - MUCH IMPROVED OVR THE YEARS - OPEN PLAN KITCHEN LIVING - SEPERATE UTILITY + GROUND FLOOR W/C - CONTEMPARY BATHROOM - SPACIOUS ENCLOSED REAR GARDEN - DESIREABLE LOCATION - EPC TBC



Description

This character, three bedroom semi detached home is situated on Harewood Avenue, Retford. Harewood Avenue is a well sought after and well served location providing an excellent catchment area for schools nearby and is within a short distance to Retford Town Centre. Retford Town itself offers a wealth of amenities including supermarkets, shops, restaurants, bars and a local market. Retford Train Station is on the doorstep, providing quick and easy access links to London Kings Cross along with other major cities across the UK.

Internally, this home begins in the welcoming entrance hall which provides access into the cosy living room featuring a wood effect electric fire and a bay window to the front aspect. The next room along is the open plan kitchen living area which is fitted with wood flooring throughout. The kitchen itself has been much improved over the years and is fitted with integrated appliances including a cooker, hob and dishwasher and the dining/living area offers a fire place with electric fire. Following on into the conservatory, this open space floorplan creates an ideal space for entertaining. There is also a separate utility room and ground floor w/c.

To the first floor, you will find the master bedroom that features a bay window to the front aspect and fitted wardrobes, a second double bedroom and a third smaller bedroom. The main, modern family bathroom is fully tiled hosting a bath with overhead rainfall shower, a hand wash basin set into a vanity unit and w/c.

Externally, the large enclosed rear garden is mostly laid to lawn with a stoned area and a workshop to the rear of the plot (2.4m x 6.03m) which is fitted with electrics. To the front of the property, the driveway is block paved offering parking for two vehicles and a gate offering access down the side of the house to the rear.

Viewings are advised for this property to appreciate the spacious yet homely feel that this house has to offer!

Living Room 12'9" x 11'11" (3.89 x 3.64)

Kitchen 7'3" x 16'11" (2.22 x 5.16)

Dining Room 12'5" x 11'11" (3.81 x 3.65)

Conservatory 9'10" x 10'1" (3.02 x 3.09)

Utility 5'6" x 5'10" (1.69 x 1.78)

W/C 7'3" x 2'8" (2.21 x 0.82)

Bedroom One 13'5" x 9'3" (4.10 x 2.82)

Bedroom Two 11'6" x 11'1" (3.53 x 3.38)

Bedroom Three 7'1" x 7'2" (2.17 x 2.19)

Family Bathroom 7'11" x 7'1" (2.43 x 2.18)

Garden Shed 7'10" x 19'9" (2.40 x 6.03)

General remarks & Stipulations

Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.

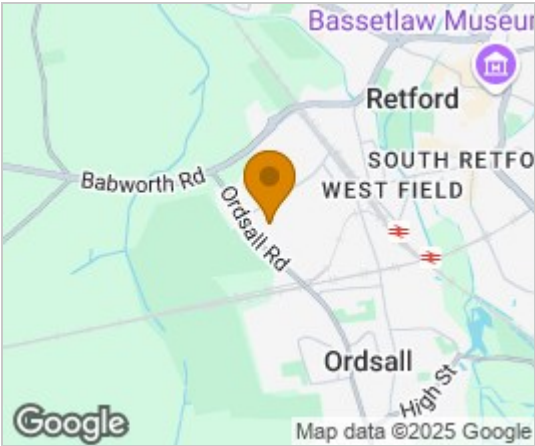
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising 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.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

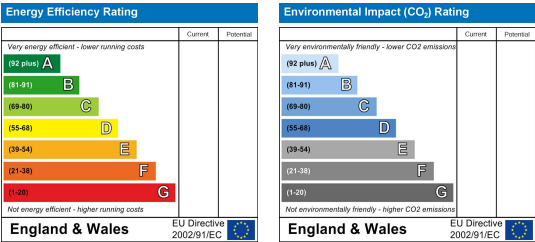
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.