



17 Fulford Avenue, Retford, DN22
7XS



£240,000



This modern home on Fulford Avenue has been refurbished to an excellent standard throughout. Offered with no upward chain, the property features two double bedrooms, an excellent-sized dual-aspect sitting room, as well as a re-fitted kitchen and bathroom. The property also features ample off-road parking, a detached single garage and an enclosed lawned rear garden with entertaining spaces.





RECEPTION HALL

2.7m x 1.79m (8.9ft x 5.9ft)

Upvc double glazed obscure side entrance door, timber effect floor covering, wall-mounted thermostat for the central heating, double panel radiator, wall-mounted electric consumer unit, double-doored cloaks cupboard.

SITTING ROOM

5.3m x 3.29m (17.4ft x 10.8ft)

Upvc double glazed picture window to front aspect with matching obscure glazed windows to left aspect, double panel radiator, wall-mounted contemporary electric fire.



KITCHEN

3.3m x 2.37m (10.8ft x 7.8ft)

Re-fitted with a range of gloss base and wall units consisting of cupboards and drawers underneath marble effect work surfaces with matching upstand. Appliances include a 'Beko' electric fan-assisted oven and a 'Beko' four-ring hob. The kitchen also has space and plumbing for a washing machine, space and supply for an upright fridge-freezer, uPVC double glazed window to front aspect and matching obscure glazed door to right aspect, larder unit housing 'Ideal' gas fired combination central heating boiler, ceramic single bowl sink with drainer and contemporary chrome mixer tap, double pane radiator, timber effect tiled floor covering.



BEDROOM ONE

4.22m x 3.29m (13.8ft x 10.8ft)

Upvc double glazed window to rear aspect, double panel radiator.

BEDROOM TWO

3.3m x 3.24m (10.8ft x 10.6ft)

Upvc double glazed French doors to rear aspect, double panel radiator, stairs leading to first floor.

BATHROOM

1.9m x 1.62m (6.2ft x 5.3ft)

Three-piece suite consisting of a panel bath with 'Uten' mains fed deluge shower above, wash hand basin and a high-level flush w.c. Fully tiled walls to area of the bath (half-height to the remainder of the room) with decorative border, matching tiled floor covering, ladder-style towel radiator, uPVC double glazed obscure window to right aspect.

1ST FLOOR-ATTIC ROOMS

Both attic rooms feature upvc double glazed windows to right aspect, double-doored wardrobe unit and double panel radiators.

GARDENS & GROUNDS

The property can be accessed off Fulford Avenue via a concrete driveway, which leads along the right aspect to the side entrance door and to the single garage. There is a pebbled garden to the front enclosed behind fencing and walling, as well as lawned garden to the rear with two patio areas.

GARAGE

Single garage with steel up-and-over door to front aspect.

TENURE

Freehold

COUNCIL TAX

Band C

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

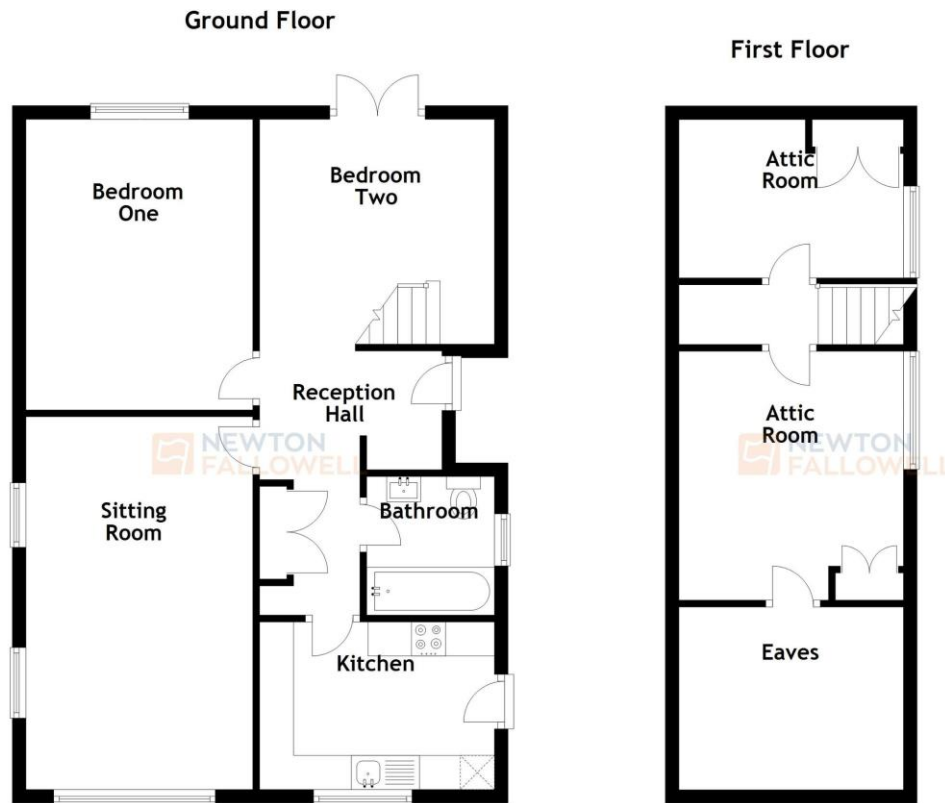
DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.





Floorplan



Total area: approx. 88.2 sq. metres (949.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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