



9 Troon Court, Retford,
DN22 7DR



£185,000



This semi-detached bungalow is situated on a cul-de-sac to the south-west of Retford, benefitting from open views over fields to the rear. Offered with no upward chain, the property features a sitting room, kitchen, two double bedrooms and a shower room. Measuring approximately 1/8th acre, the plot features lawned gardens to the front and rear aspects, as well as a driveway and detached garage providing vehicle parking.





ENTRANCE PORCH

3.75m x 1.89m (12'4" x 6'2")

Double-glazed obscure front entrance door, matching door to rear aspect, double-glazed windows to the front, left and rear aspects. Double panel radiator, obscure glazed door leading to inner hallway.

INNER HALLWAY

0.00m x 0.00m (0'0" x 0'0")

Double panel radiator, doors leading to all accommodation, hatch accessing roof space cupboard, housing hot water cylinder tank, further cloaks cupboard.



SITTING ROOM

4.66m x 3.51m (15'4" x 11'6")

Double glazed window to front aspect, double panel radiator, brick fireplace with electric coal effect fire within.

KITCHEN

3.48m x 2.67m (11'5" x 8'10")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces with tiled splashback. Space and supply for electric cooker, space and plumbing for washing machine, space and supply for under-counter fridge and freezer, one and a half bowl sink and drainer, double glazed window to front aspect, wall-mounted mounted 'Worcester' gas-fired central heating boiler, timber effect flooring, double panel radiator.



BEDROOM ONE

4.86m x 2.71m (15'11" x 8'11")

Double-glazed window to rear aspect, double panel radiator.

BEDROOM TWO

3.36m x 2.42m (11'0" x 7'11")

Double-glazed window to rear aspect, double panel radiator.

SHOWER ROOM

1.79m x 1.64m (5'11" x 5'5")

Quadrant shower enclosure with electric 'Triton' shower within, pedestal wash hand basin, low level flush w.c., double-glazed obscure window to left aspect, fully tiled walls, tile effect flooring, single panel radiator.

GARDENS & GROUNDS

The property can be accessed off Troon Court by a concrete driveway which leads across the front of the property to the single garage as well as the front entrance door. The garden to the rear is south-facing and mainly laid to lawn.

GARAGE

Single garage with passenger door to right aspect and obscure glazed window.

TENURE

Freehold

COUNCIL TAX

Band A

SERVICES

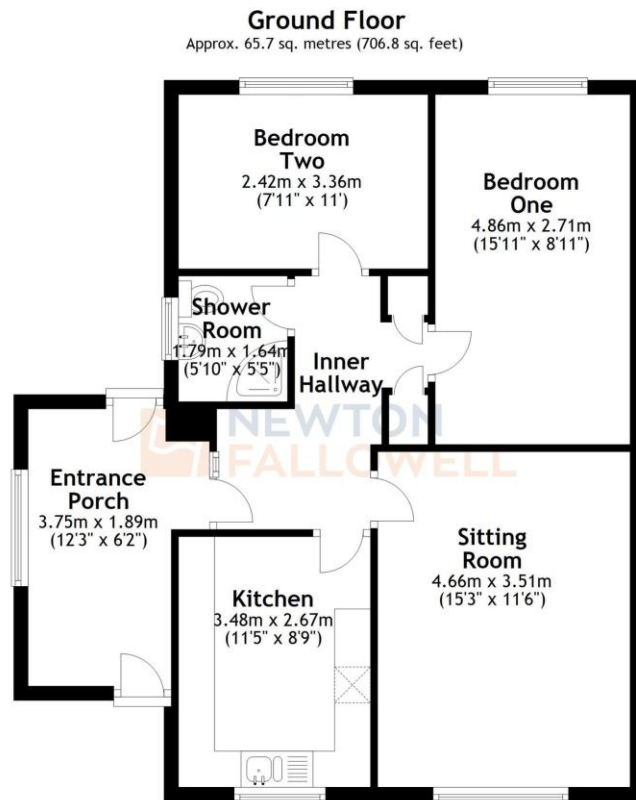
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

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. 65.7 sq. metres (706.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		85
(69-80)		
C		
(55-68)	68	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



Newton Fallowell Retford (Sales)

01777 713910

retford@newtonfallowell.co.uk