



6 Thrumpton Close, Retford, DN22
7AQ



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£170,000

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This refurbished home is situated on a cul-de-sac within easy walking distance of the town centre and two primary schools. Offered with no upward chain, the property features two reception rooms, kitchen, three bedrooms and a bathroom. Externally, the property features ample off road parking as well as an enclosed garden to the rear.





RECEPTION HALL

2.10m x 1.30m (6'11" x 4'4")

Double glazed obscure front entrance door with matching sidelight, single panel radiator, staircase leading to 1st floor.

SITTING ROOM

4.30m x 3.70m (14'1" x 12'1")

Double glazed window to front aspect, panel radiator, broadband point, door leading to dining room.

DINING ROOM

3.70m x 2.20m (12'1" x 7'2")

Double glazed window to rear aspect, panel radiator, archway leading into kitchen.

KITCHEN

4.40m x 2.70m (14'5" x 8'11")

Fitted with a range of gloss base and wall units consisting of cupboards and drawers underneath roll-top work surfaces. Appliances include a 'Candy' electric fan-assisted oven, 'Candy' four ring electric hob with brushed stainless steel extractor hood above. The kitchen also has space and plumbing for a washing machine, space and supply for an American-style fridge freezer, tile effect flooring, double glazed window to rear aspect and matching obscure glazed door to rear aspect, under stairs storage cupboard which houses the electric consumer unit, single bowl stainless steel sink and drainer, panel radiator.

1ST FLOOR-LANDING

2.00m x 0.80m (6'7" x 2'7")



Double glazed obscure window to right aspect, bulkhead storage cupboard, doors leading to all first-floor accommodation.

BEDROOM ONE

3.40m x 2.90m (11'2" x 9'6")

Double glazed window to front aspect, panel radiator.

BEDROOM TWO

2.90m x 2.70m (9'6" x 8'11")

Panel radiator, double glazed window to rear aspect.

BEDROOM THREE

2.40m x 2.10m (7'11" x 6'11")

Double glazed window to front aspect, panel radiator, bulkhead cupboard housing 'Ideal' gas-fired combination central heating boiler.

BATHROOM

2.10m x 1.60m (6'11" x 5'2")

Panel bath with electric 'Aqualisa' shower above, pedestal wash hand basin, low-level flush w.c., double glazed obscure window to rear aspect, tile effect flooring, fully tiled walls, double panel radiator.

GARDENS & GROUNDS

A driveway leads from Thrumpton Close along the right aspect of the property to the detached garage. The gravel-chipped garden to the front features a circular stone feature and is enclosed behind post and panel fencing to all aspects. The garden to the rear is also enclosed behind fencing to all aspects and features a planter area in the rear left corner.

GARAGE

Up-and-over garage door to front aspect.

TENURE

Freehold

COUNCIL TAX

Band B

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

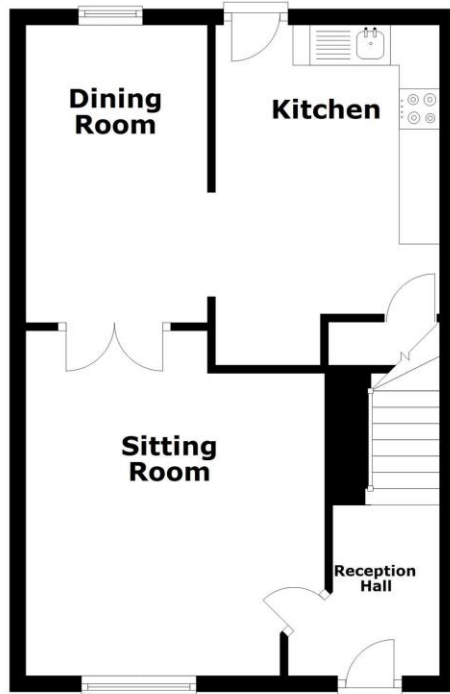
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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

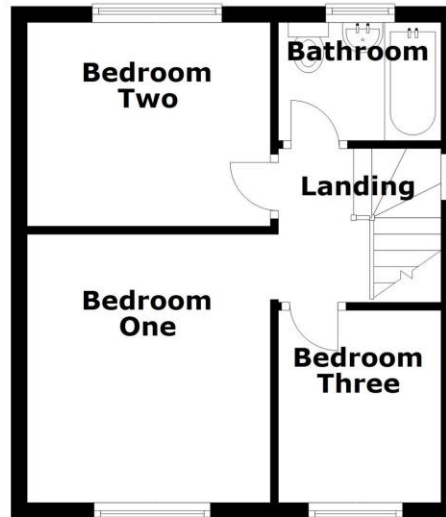
Ground Floor

Approx. 41.3 sq. metres (444.8 sq. feet)

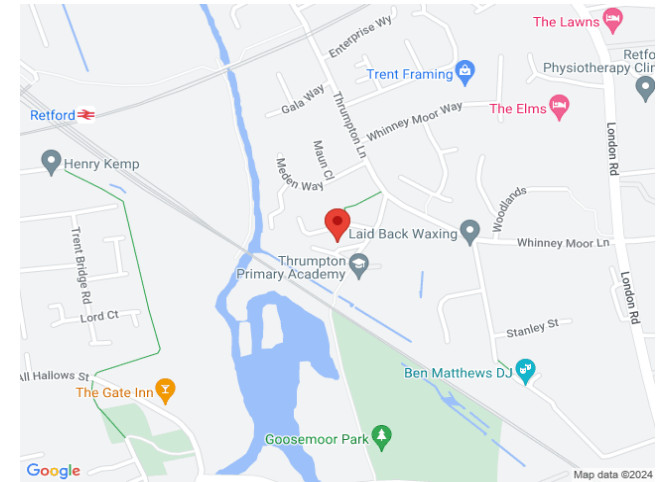


First Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



Total area: approx. 72.3 sq. metres (778.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	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>			



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