



25 Cornwall Road,
Retford, DN22 6SH



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Fixed price £300,000



This superbly presented bungalow is situated on Cornwall Road, a popular residential area in Retford close to the town centre. The bungalow has been extended to the rear to create a superb living kitchen with wood burning stove; the bungalow also features a sitting room, two double bedrooms and a contemporary bathroom. Externally, there is an enclosed southwest-facing garden to the rear, as well as a garage and driveway providing off road parking.





RECEPTION HALL

5.22m x 1.63m (17'1" x 5'4")

Double glazed obscure front entrance door, timber effect flooring, double panel radiator, hatch accessing roof space, doors leading to the majority of the accommodation, wall mounted timer and thermostat for the central heating, cupboard housing 'Ideal' gas-fired central heating boiler.

LIVING KITCHEN

8.62m x 5.13m (28'4" x 16'10")

Fitted with a range of gloss base and wall units of soft close cupboards and drawers underneath stone effect work surfaces with matching upstand. Appliances include a five ring 'Lamona' electric hob with extractor hood above, an electric fan-assisted oven, and an integrated upright fridge freezer. There is also space and plumbing for a washing machine, a ceramic one and a half bowl sink and drainer with pullout mixer tap, double glazed window to rear aspect, timber effect flooring, double-glazed obscure door to left aspect, double-doored cloaks cupboard, cast-iron stove sitting on a ceramic hearth.



LOUNGE

4.88m x 3.63m (16'0" x 11'11")

Double glazed window to right aspect, fireplace with cast-iron stove within, broadband point, decorative panelling to dado height.

BEDROOM ONE

3.63m x 3.61m (11'11" x 11'10")

Double glazed window to front aspect, double panel radiator.



BEDROOM TWO

3.38m x 2.99m (11'1" x 9'10")

Double glazed window to front aspect, double panel radiator.

BATHROOM

2.32m x 1.93m (7'7" x 6'4")

Panel bath with mains fed deluge shower above, wash hand basin with toiletry storage below, low-level flush WC, double glazed obscure window to left aspect, composite boarded walls to half height (full height to the area of bath), tile effect flooring, column style radiator with towel rail attachment.

GARDENS & GROUNDS

The property features a driveway to the right aspect, which leads to the attached garage and forms a pathway leading to the front entrance door. The remainder of the front is mainly gravel-chipped and enclosed behind fencing. The lawned southwest-facing rear garden is also enclosed behind fencing and features a raised decked area.

GARAGE

4.88m x 2.76m (16'0" x 9'1")

Power and light.

TENURE

Freehold

COUNCIL TAX

Band C

DISCLAIMER

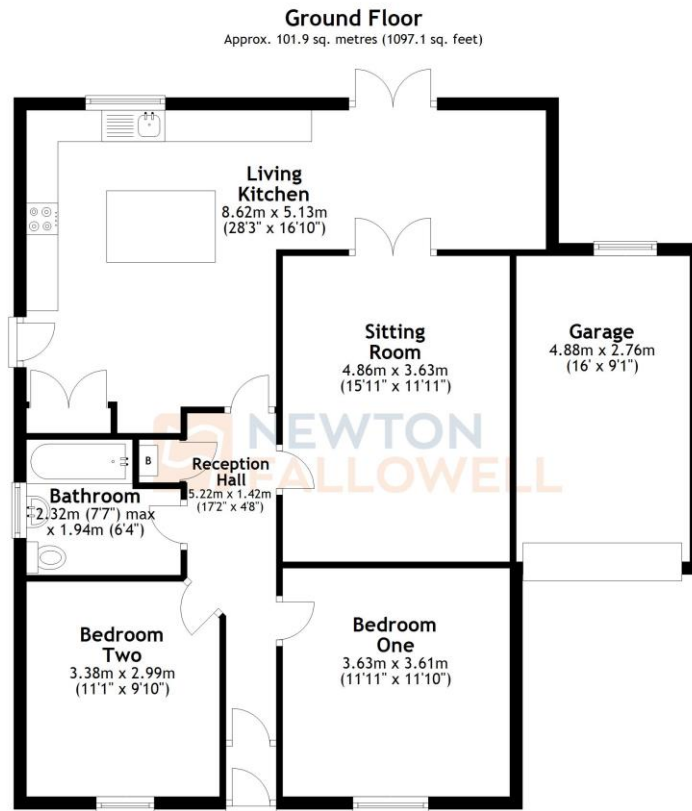
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars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

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.



Floorplan



Total area: approx. 101.9 sq. metres (1097.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(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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