



18 Norfolk Road, Bircotes,
DN11 8EB



3



1



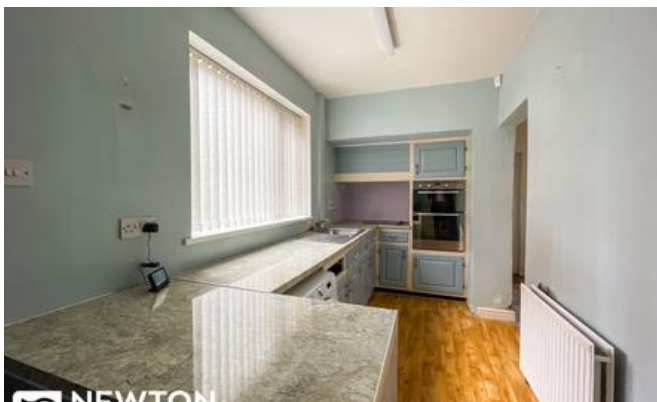
2

£120,000

 3  1  2

This three-bedroom semi-detached home lies in the well-served village of Bircotes, and is offered for sale with no upward chain. Whilst requiring some modernisation, the property offers excellent potential with accommodation consisting of a lounge and dining area, kitchen, three bedrooms and a bathroom. There is also off-road parking facilitated by a driveway and garage, as well as an enclosed garden to the rear.





RECEPTION HALL

2.00m x 0.96m (6'7" x 3'1")

Double glazed obscure front entrance door, panel radiator, tile effect flooring.

KITCHEN

5.68m x 1.92m (18'7" x 6'4")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces. Appliances include an 'Indesit' double oven and 'Hotpoint' four-ring electric hob. The kitchen also has a single bowl sink and drainer, double glazed window to right aspect and matching door to right aspect, space and plumbing for washing machine, double panel radiator, timber effect flooring, wall mounted 'Worcester' gas fired central heating boiler, space and supply for upright fridge freezer.



BEDROOM ONE

4.23m x 3.73m (13'11" x 12'2")

Double glazed window to rear aspect, double panel radiator.

BEDROOM TWO

3.13m x 3.12m (10'4" x 10'2")

Double glazed window to front aspect, panel radiator.

BEDROOM THREE

3.57m x 1.92m (11'8" x 6'4")

Double glazed window to rear aspect, panel radiator.

BATHROOM

1.96m x 1.80m (6'5" x 5'11")

Double glazed obscure window to front aspect, bath with electric 'Triton' shower above, pedestal wash hand basin, low-level dual flush WC, fully tiled walls and tiled flooring.

DINING ROOM

3.12m x 3.09m (10'2" x 10'1")

Timber flooring, double glazed splayed bay window to front aspect, panel radiator.

GARDENS & GROUNDS

To the front, there is a concrete driveway leading from Norfolk Road to the detached single garage. The garden to the rear is predominantly laid to lawn and enclosed behind fencing to all aspects.



SITTING ROOM

4.18m x 3.12m (13'8" x 10'2")

Double-glazed French doors to rear aspect, timber effect flooring, double panel radiator, fireplace with electric fire within.

TENURE

Freehold

1ST FLOOR-LANDING

2.89m x 1.12m (9'6" x 3'8")

Double-glazed obscure window to right aspect, hatch accessing roof space.

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.

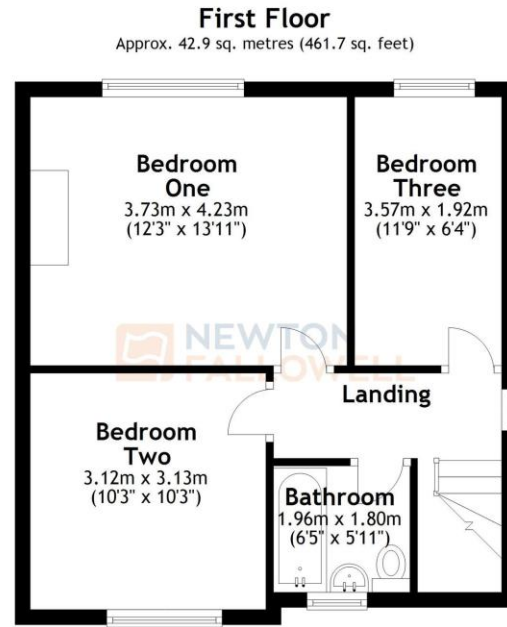
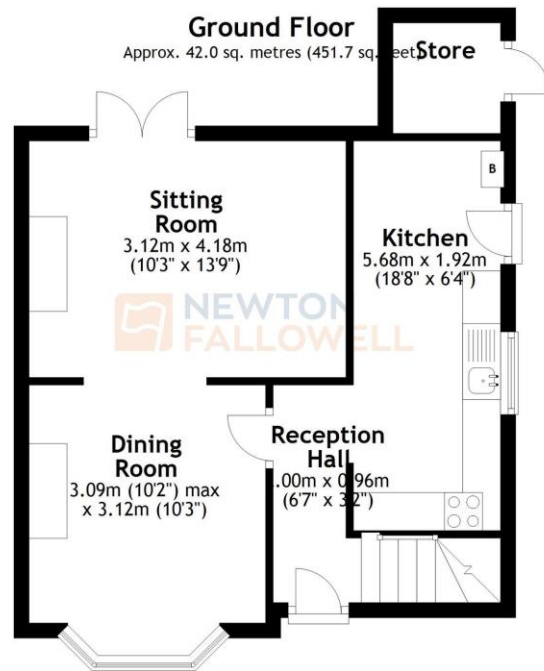
DISCLAIMER

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

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. 84.9 sq. metres (913.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		84
C (69-80)	72	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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