



5 Palmer Road, Retford, DN22 6SS



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£315,000

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Situated on the corner of Palmer Road and Durham Grove, this detached bungalow is offered for sale with no upward chain. Featuring accommodation consisting of a bow-fronted sitting room, garden room, fitted kitchen, three bedrooms as well as a shower room. There are landscaped gardens to the front aspect, as well as off-road parking to the rear facilitated by a driveway and detached garage.





PORCH 1.22m x 0.82m (4'0" x 2'8")

Double glazed obscure front entrance door with matching side light, multi-paned double doors leading into reception hall.

RECEPTION HALL 4.01m x 1.97m (13'2" x 6'6")

Doors leading to the majority of accommodation, double panel radiator.



SITTING ROOM 3.94m x 3.94m (12'11" x 12'11")

Double glazed bow window to front aspect, two matching double glazed windows to left aspect, fireplace with electric fire within and polished stone hearth, double panel radiator, coving to ceiling.

KITCHEN 3.94m x 3.16m (12'11" x 10'5")

Fitted with a range of gloss base and wall units consisting of soft close cupboards and drawers underneath timber effect roll top work surfaces. Appliances include a 'Neff' four-ring gas hob with 'Zanussi' extractor canopy above, 'Zanussi' integrated combination oven, 'Neff' electric fan-assisted oven as well as a 'Blomberg' upright fridge freezer. The kitchen also has space and plumbing for a washing machine, a single bowl sink and drainer, double glazed windows to rear and left aspects, wall-mounted gas-fired



central heating boiler, tiled flooring, pantry cupboard with shelving and electric consumer unit.

GARDEN ROOM 3.18m x 2.42m (10'5" x 7'11")

Tiled flooring, double glazed windows to front and left aspects, double glazed obscure door to rear aspect leading out to the garden.

BEDROOM ONE 3.33m x 3.13m (10'11" x 10'4")

Double glazed bow window to front aspect, double panel radiator, a range of fitted wardrobe units with hanging rails, shelving and drawers within.

BEDROOM TWO 3.31m x 2.72m (10'11" x 8'11")

Double glazed window to rear aspect, double panel radiator, fitted wardrobe units with hanging rail, shelving and drawers below.

BEDROOM THREE 3.16m x 1.85m (10'5" x 6'1")

Double glazed window to right aspect, double panel radiator.



SHOWER ROOM 2.17m x 1.97m (7'1" x 6'6")

Quadrant shower enclosure with 'Mira' electric shower within, pedestal wash hand basin, low-level flush WC, double glazed obscure window to rear aspect, double panel radiator, tiled walls with complementary tiled floor covering, airing cupboard with shelving within.

GARDENS & GROUNDS

To the front there is a landscaped garden with two lawn areas, surrounded by pathways and mature borders. The front and left of the bungalow are enclosed behind brick boundary walls with wrought iron railings. A pathway along the right aspect leads to the rear garden. To the left of the garden room, there is a pebble-chipped border. The garden to the rear is paved with a greenhouse and external water supply.

TENURE

Freehold

COUNCIL TAX

Band C



SERVICES

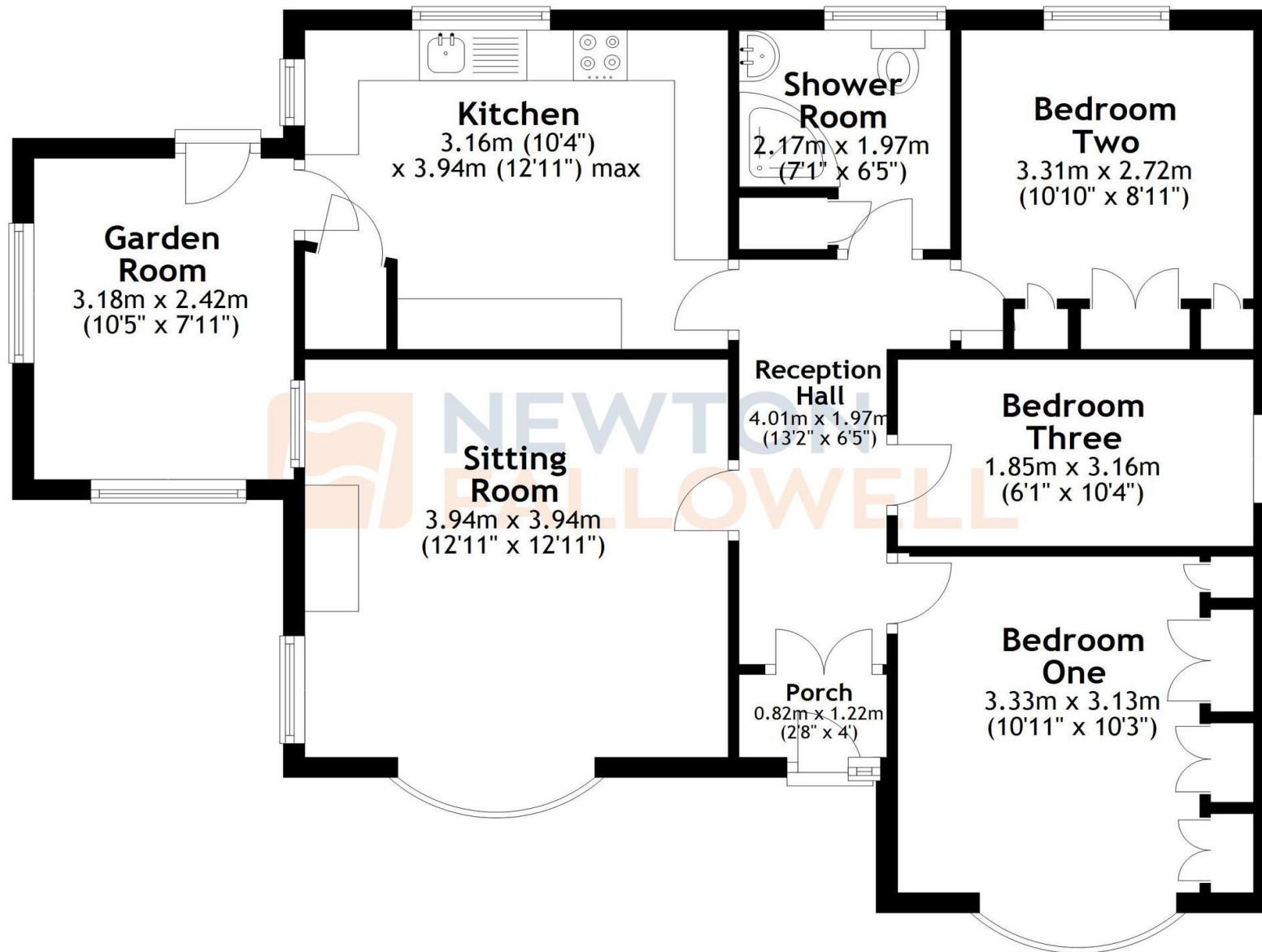
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DISCLAIMER

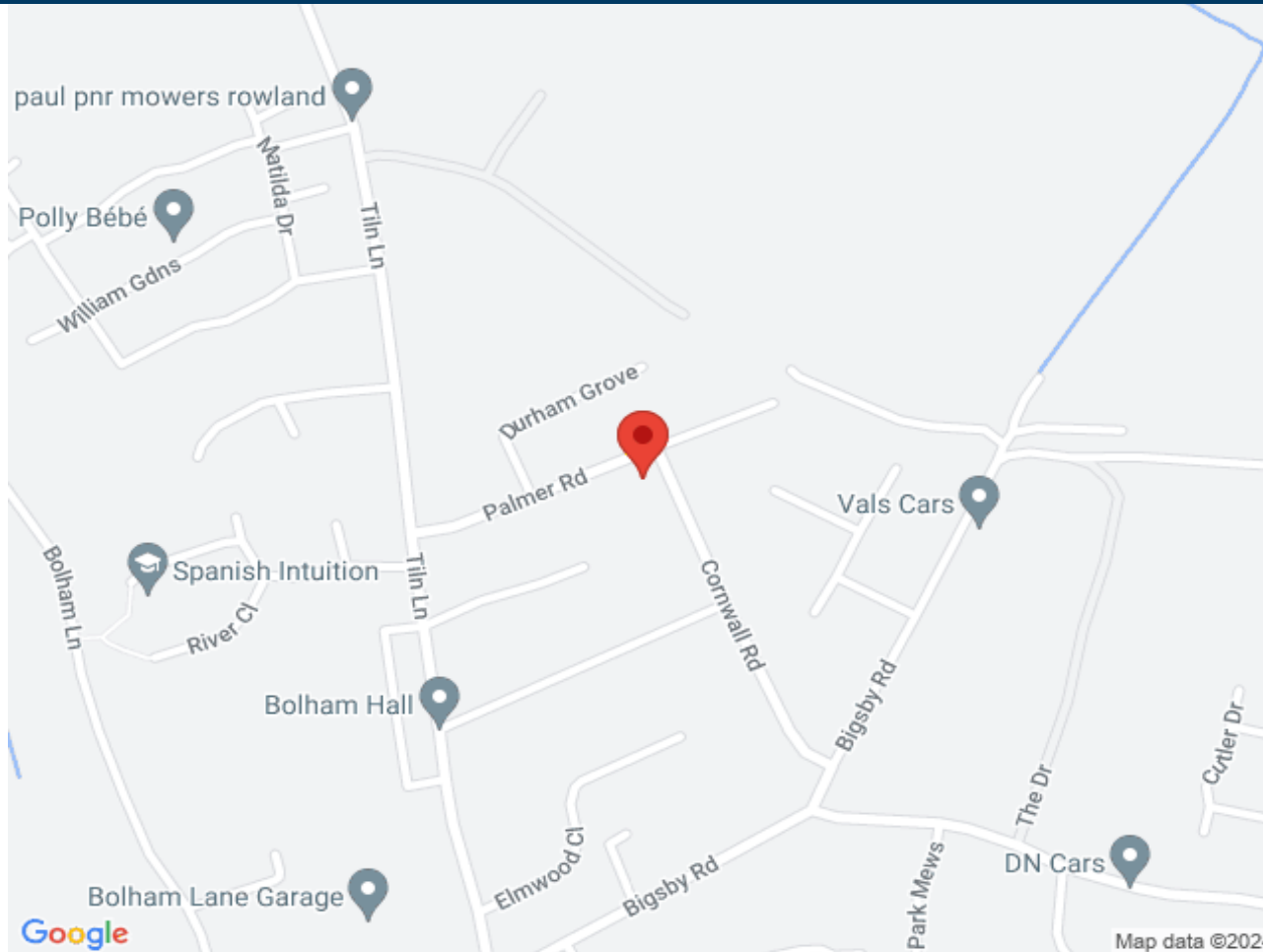
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Ground Floor



Total area: approx. 75.9 sq. metres (817.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
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