



3 Nightingale Way,
Woodbeck, DN22 0JG



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£130,000



This three-bedroom terraced property is situated in Woodbeck, a rural village located six miles from the amenities of Retford. Offered with no upward chain, the property is ideally suited as a first home or investment opportunity; it features a dual-aspect lounge, kitchen, three bedrooms, a bathroom, and separate w.c. There are lawned gardens to the front and rear aspects as well as off-road parking to the rear.



 **NEWTON
FALLOWELL**



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RECEPTION HALL 2.38m x 4.24m (7'10" x 13'11")

Double glazed obscure door, double glazed window to front aspect, cupboard housing electric consumer unit, wall mounted 'Telex' electric heater.

SITTING ROOM 3.35m x 5.41m (11'0" x 17'8")

Double glazed French doors to rear aspect, double glazed window to front aspect, fireplace with open fire within.



KITCHEN 2.85m x 4.19m (9'5" x 13'8")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll top work surfaces. Space and supply for an electric cooker with extractor hood above, space and plumbing for washing machine, space and supply for a further under-counter appliance, single bowl sink and drainer, double glazed window to rear aspect and matching door, pantry cupboard with shelving.

1ST FLOOR-LANDING 1.23m x 2.73m (4'0" x 9'0")

Doors leading to all first-floor accommodation, hatch accessing roof space, cupboard housing hot water storage tank.

BEDROOM ONE 2.88m x 3.38m (9'5" x 11'1")

Double-glazed window to front aspect, storage cupboard.



BEDROOM TWO 3.27m x 3.36m (10'8" x 11'0")

Double-glazed window to front aspect, storage cupboard.

BEDROOM THREE 2.43m x 2.44m (8'0" x 8'0")

Double glazed window to rear aspect, television point, wall mounted electric heater, storage cupboard.

BATHROOM 1.57m x 1.72m (5'2" x 5'7")

Pedestal wash hand basin, panel bath, double glazed obscure window to rear aspect.

W.C. 0.72m x 1.56m (2'5" x 5'1")

Double glazed window to rear aspect, low-level flushed to WC.

GARDENS & GROUNDS 0.00m x 0.00m (0'0" x 0'0")

To the front of the property, there is a lawned area enclosed behind hedging and fencing to all aspects with a pathway leading to the front entrance door. The rear garden is also laid to lawn with a central ornamental tree and a hardstanding suitable for off road parking (accessed to the rear).

TENURE

Freehold

COUNCIL TAX

Band A



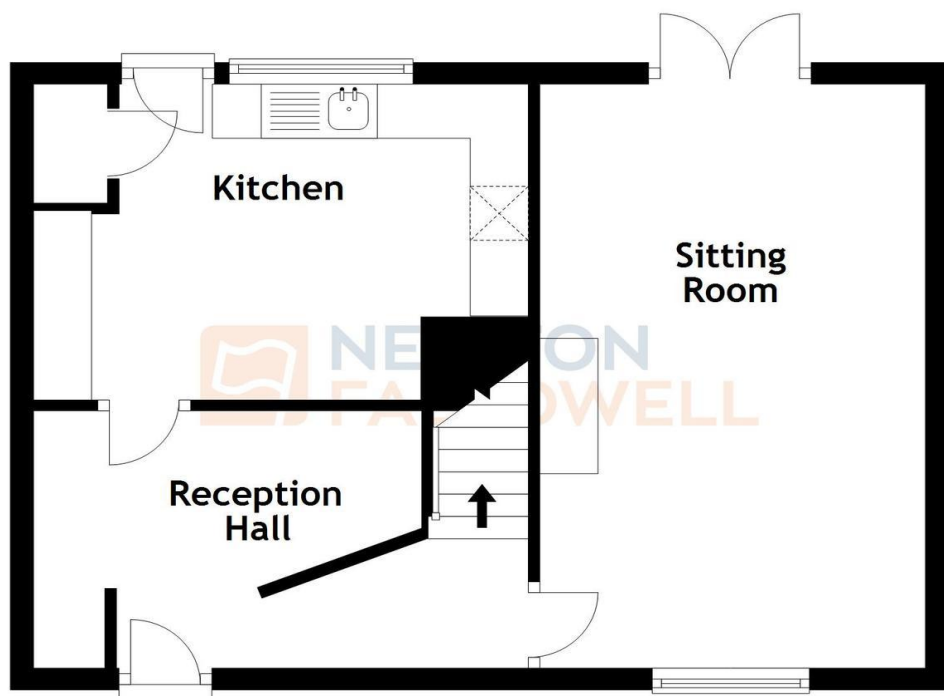
SERVICES

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.

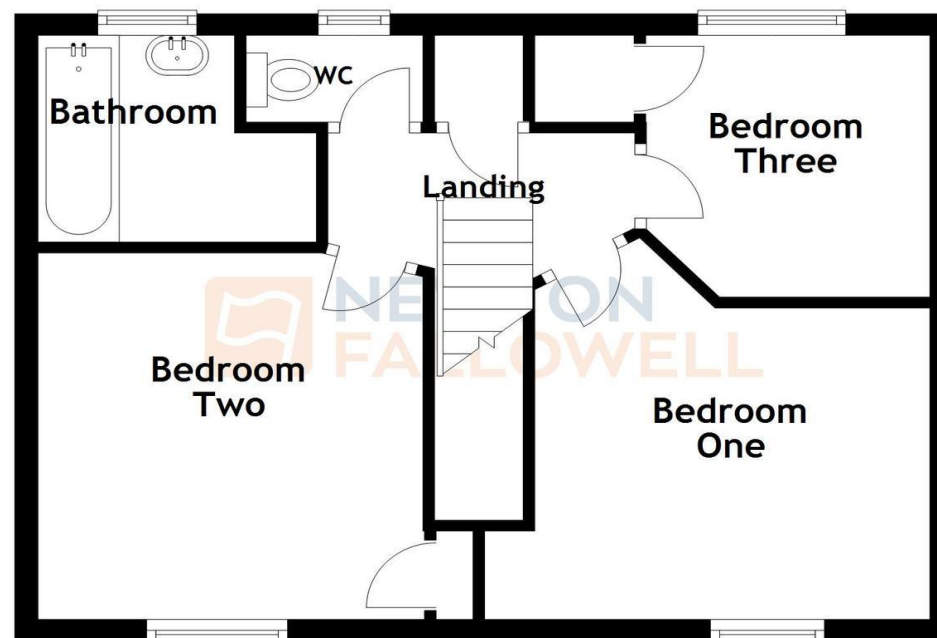
DISCLAIMER

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.

Ground Floor



First Floor



Total area: approx. 82.3 sq. metres (885.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	34	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		