



13 Elizabethan Gardens, Retford,
DN22 7WP



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(Offers in excess of)

£180,000



This well-presented property offers a comfortable layout with a modern kitchen, spacious lounge, and three bedrooms. Featuring a private, enclosed garden, convenient downstairs WC and off-street parking. This home provides easy access to town and the local train station.





Entrance Hallway

Stairs leading to the first floor, door handle, radiator, carpeted throughout. Front door with double-glazed obscure glass window.

Lounge 4.47m x 3.18m (14'8" x 10'5")

Two double panel radiators, two double-glazed windows to the front aspect, and TV point.



Kitchen 2.87m x 4.14m (9'5" x 13'7")

Space for a freestanding fridge-freezer, wall and floor-mounted cupboards under a work surface, stainless steel sink with drainer, double-glazed window to the rear aspect, double-glazed French doors leading to the rear aspect, 'Potterton' Combi gas boiler, a new extractor fan, flooring, gas 'Zanussi' hob, electric oven. Double panel radiator.



Downstairs WC

Pedestal wash hand basin, dual flush toilet, and single panel radiator.

Landing

Storage cupboard with full-length hanging space and rail. Double panel radiator.

Bedroom One 2.3m x 4.14m (7'6" x 13'7")

Two double-glazed windows to the front aspect, double panel radiator, and boxed-in area over the stairs.

Bedroom Two 3.16m x 1.97m (10'5" x 6'6")

Double-glazed window to the rear aspect, double panel radiator.

Bedroom Three 2.22m x 2.1m (7'4" x 6'11")

Double-glazed window to the rear aspect, double panel radiator.



Bathroom 2.07m x 1.62m (6'10" x 5'4")

Double-glazed window to the left aspect, panel bath with wall-mounted shower unit above, pedestal wash hand basin, single panel radiator, dual flush toilet.

Garden

Rear lawned garden with patio area.

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. Any site measurements given are subject to site survey.



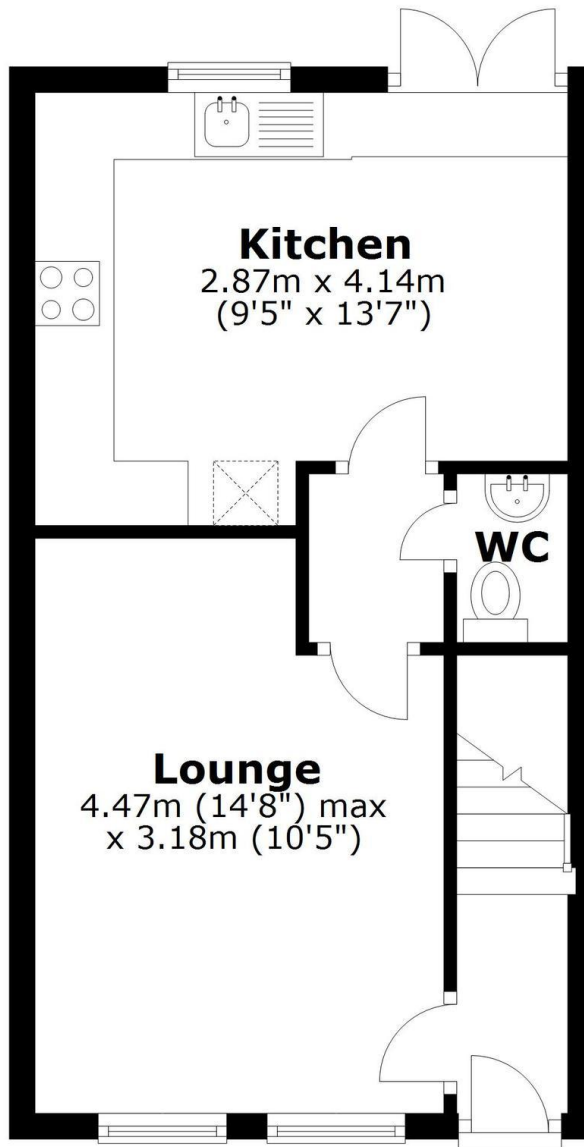
Services

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.



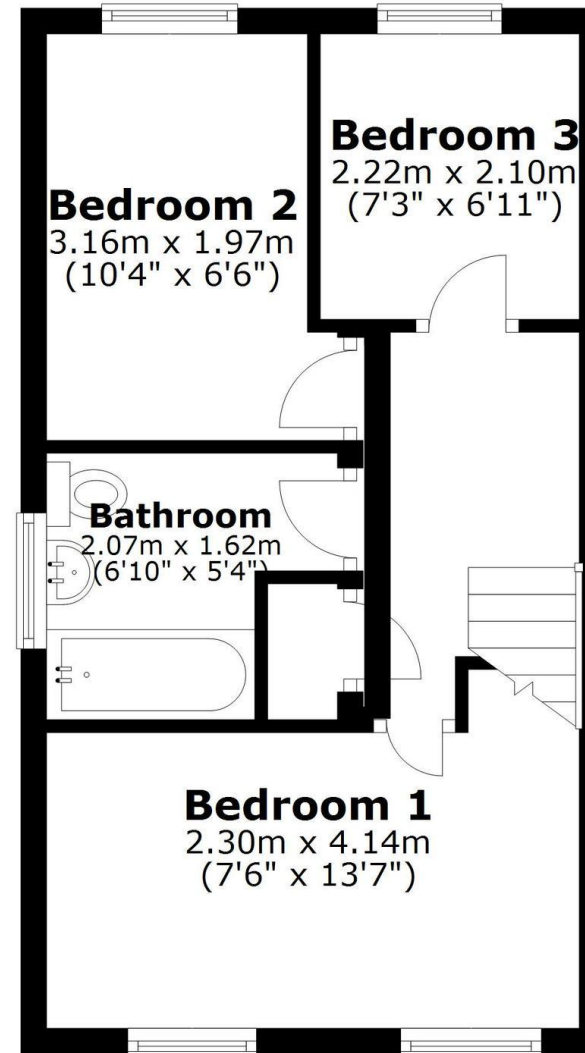
Ground Floor

Approx. 32.9 sq. metres (353.6 sq. feet)

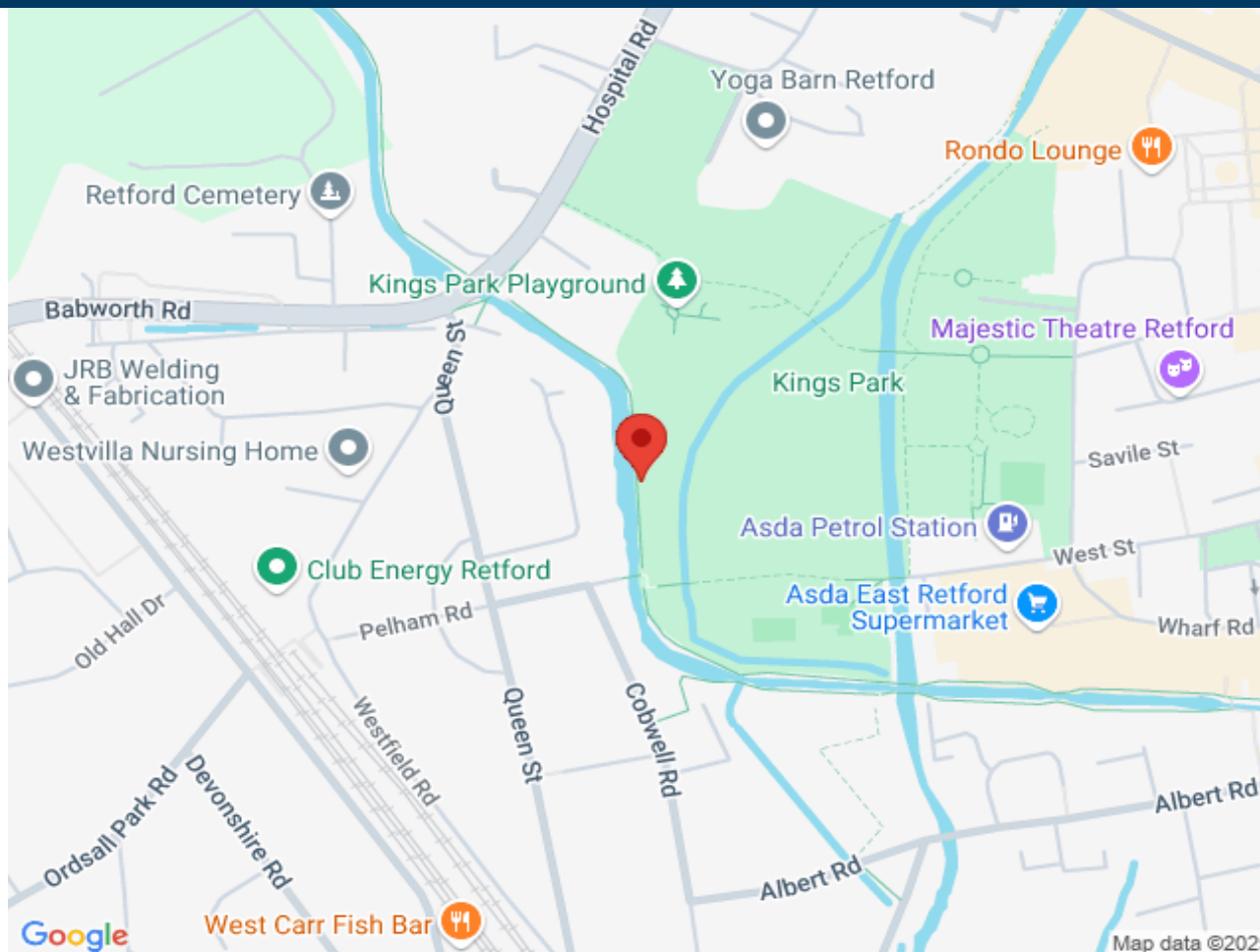


First Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



Total area: approx. 63.7 sq. metres (685.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		