



44 Jubilee Road, Retford, DN22  
7PG





# £160,000

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This 1930's semi-detached home is ideal as a first or second home. Offered with no upward chain, the property features a bay-fronted sitting room, dining kitchen, conservatory, and cloakroom, as well as three bedrooms and a bathroom. Externally, the property features off-road parking to the front as well as an enclosed garden to the rear.





#### RECEPTION HALL 1.67m x 3.76m (5'6" x 12'4")

Upvc double glazed front entrance door, stairs leading to the first floor, panel radiator, wall-mounted thermostat.

#### SITTING ROOM 3.33m x 3.86m (10'11" x 12'8")

Television point, panel radiator, uPVC double-glazed rectangular bay window to front aspect.



#### DINING KITCHEN 3.67m x 5.11m (12'0" x 16'10")

The kitchen is fitted with a range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces. Appliances include a four-ring gas hob, and an electric fan-assisted oven. The kitchen also has space and plumbing for a washing machine, a wall-mounted gas-fired central heating boiler, and a tiled floor covering.

#### 1ST FLOOR-LANDING

Upvc double glazed window to left aspect, hatch accessing roof space.

#### BEDROOM ONE 3.3m x 3.41m (10'10" x 11'2")

Upvc double glazed rectangular bay window to front aspect, panel radiator.

#### BEDROOM TWO 2.97m x 3.36m (9'8" x 11'0")

Upvc double glazed window to rear aspect, panel radiator.

#### BEDROOM THREE 2.04m x 2.16m (6'8" x 7'1")

Upvc double glazed window to rear aspect, panel radiator.

#### BATHROOM 1.47m x 1.69m (4'10" x 5'6")

Panel bath, pedestal wash hand basin and a low-level flush w.c. Upvc double glazed

obscure window to front aspect, wall mounted heated towel and extractor fan.

#### GARDENS & GROUNDS

The property can be accessed from Jubilee Road via the driveway, which leads to the front entrance door. A pathway leads along the left aspect to the rear garden; this garden features a lawned 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.

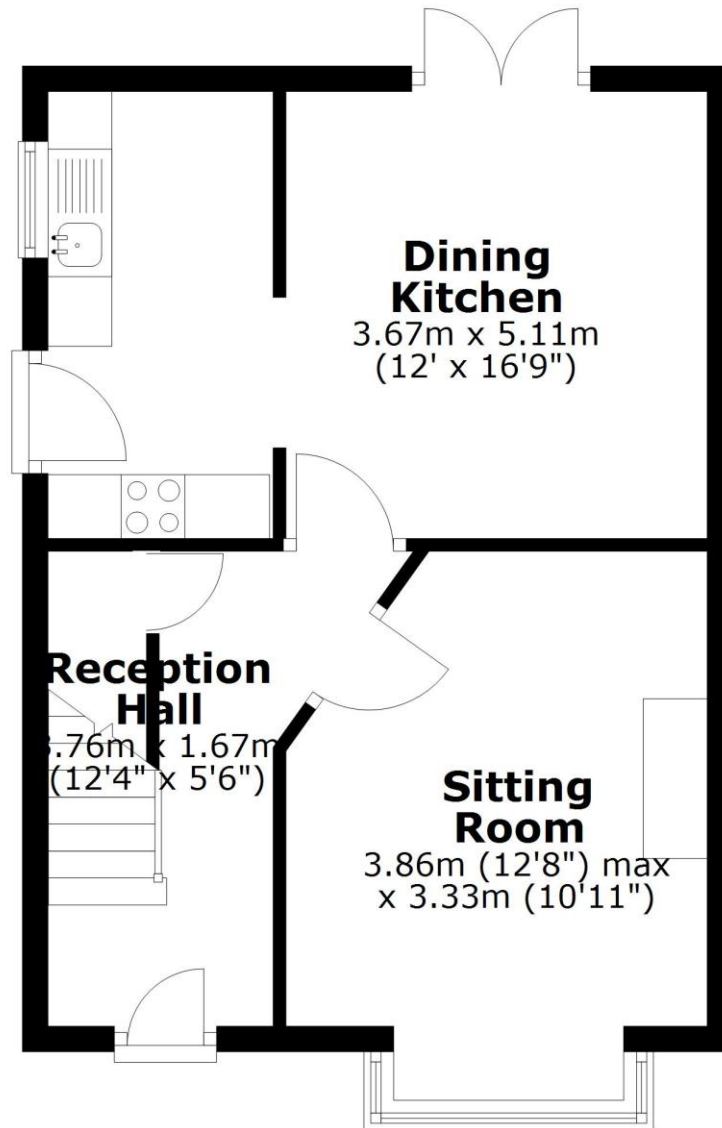
#### SERVICES

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.



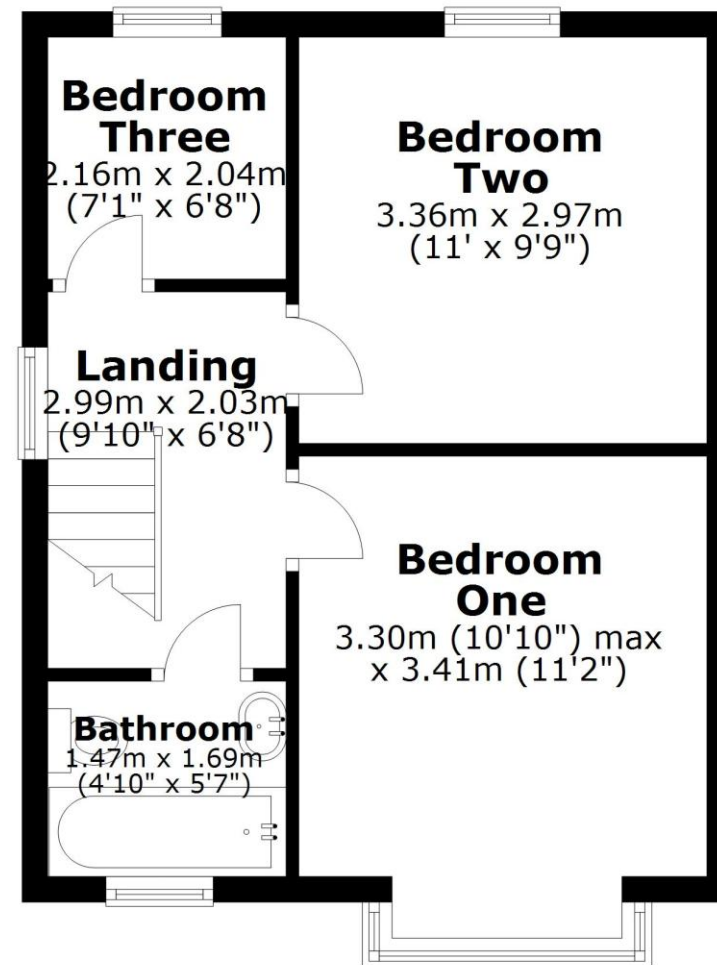
## Ground Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



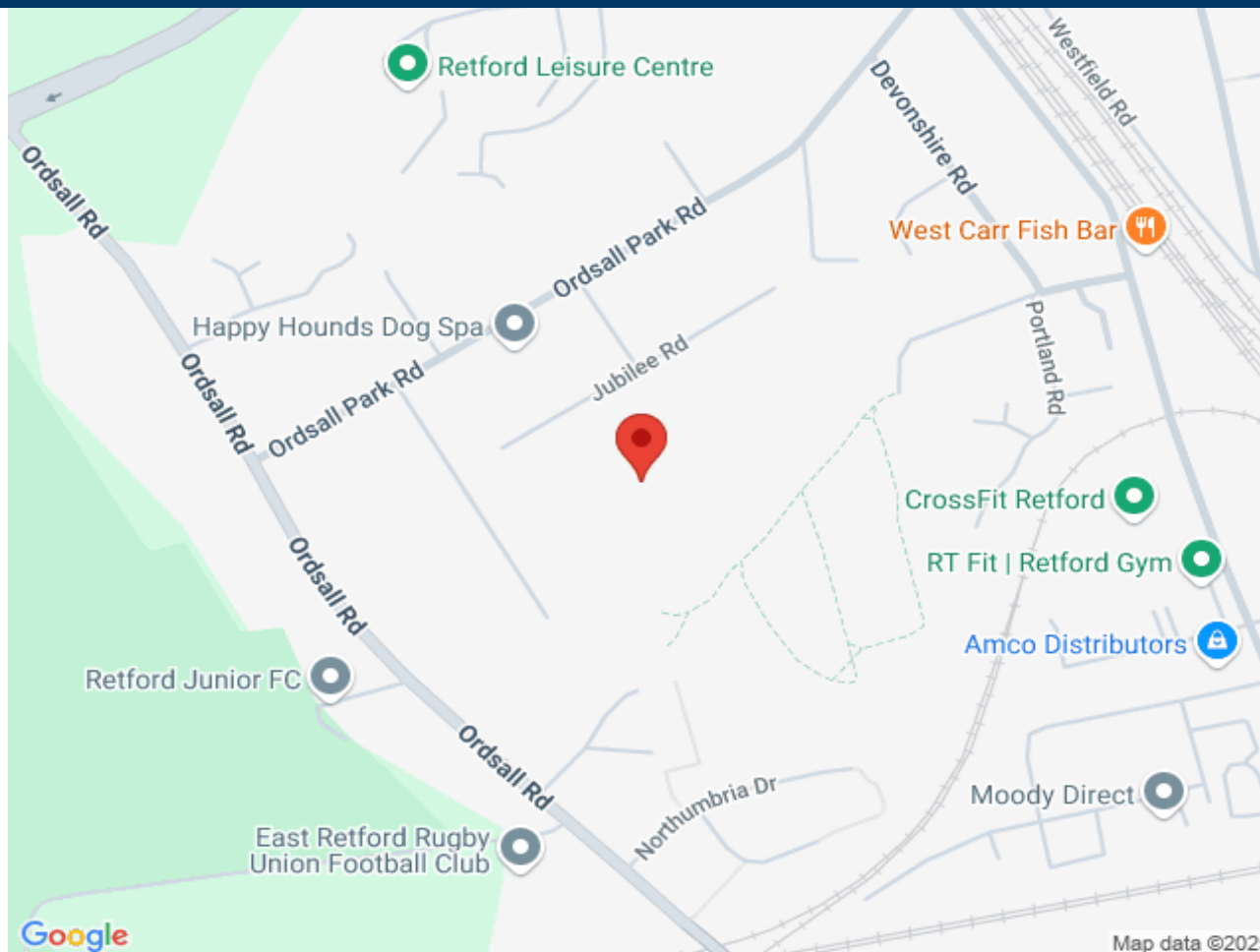
## First Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



Total area: approx. 75.0 sq. metres (806.9 sq. feet)





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	59 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		