



23 Chestnut Avenue, Retford, DN22
7RN



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£160,000



Positioned in Retford, Nottinghamshire, this well-proportioned 1950s terraced house offers a versatile layout ideal for a variety of purchasers. With a traditional design, this freehold property features three generously sized bedrooms and a family bathroom, ensuring ample space for comfortable day-to-day living. Two distinct reception rooms provide flexibility for both relaxation and entertaining, while the property's gas central heating supports a pleasant environment throughout the seasons.





The kitchen is thoughtfully arranged to meet everyday needs, with direct access to a private enclosed garden, creating an inviting space for outdoor enjoyment and leisure. The garden presents a tranquil retreat and is well suited to a range of lifestyles, whether for family activities or peaceful relaxation. Street parking is available for residents and visitors alike.

The property offers notable appeal for those seeking their first home, with a manageable layout and proximity to local amenities further adding to its suitability. The tenure is freehold, providing long-term security of ownership. Energy performance is rated at 'E' according to the EPC, representing the property's current energy efficiency.

Local area

Retford, located in Nottinghamshire, is a well-established community known for its convenient access to a variety of local amenities, including shops, schools, and transport links. The area provides a balanced residential environment, combining green spaces with practical urban facilities. Retford's position within Nottinghamshire ensures access to regional attractions and commuting routes, enhancing its appeal for families and professionals alike.

Entrance Hall

Modern UPVC double-glazed obscure front entrance door, staircase ascending to the first floor, ceiling-mounted smoke alarm, doors accessing further rooms

Lounge 5.27m x 3.75m (17'4" x 12'4")

An exceptionally spacious reception room benefiting from a dual aspect with UPVC double-glazed windows to the front and rear elevations. Features include a wall-mounted gas fire with a back boiler, two single panel radiators, a television point, and decorative coving.

Kitchen 3.7m x 1.86m (12'1" x 6'1")

Thoughtfully fitted with a complete range of base and wall units, incorporating cupboards and drawers beneath granite-style laminate work surfaces complemented by tiled splashbacks. Integrated appliances include a 'Neff' four-ring gas hob with a coordinating 'Neff' extractor hood above, and a 'Neff' fan-assisted oven with grill. The room provides plumbing for a washing machine, space and power supply for an upright fridge/freezer, a composite single bowl sink and drainer with a mixer tap, ceiling-mounted downlights, a UPVC double-glazed window to the rear, and a matching obscure glazed door to the rear garden.

Dining Room 3.67m x 2.68m (12'0" x 8'10")

Features a charming UPVC double-glazed bow window to the front elevation, a panel radiator, decorative coving, a television point, and a wall-mounted gas fire.

First Floor-Landing 2.73m x 2.56m (9'0" x 8'5")

Provides access doors to all first-floor rooms. Includes decorative coving, a ceiling-mounted smoke alarm, a hatch accessing the roof space via a



pull-down ladder, and an airing cupboard housing the hot water cylinder tank.

Bedroom One 3.89m x 3.1m (12'10" x 10'2")

Light-filled room with a UPVC double-glazed window to the front elevation, a panel radiator, decorative coving, and a convenient bulkhead storage cupboard with shelving.

Bedroom Two 3.27m x 3.03m (10'8" x 9'11")

Features decorative coving, two UPVC double-glazed windows to the front elevation, and a panel radiator.

Bedroom Three 2.57m x 2.33m (8'5" x 7'7")

Includes a UPVC double-glazed window to the rear elevation, a panel radiator, and decorative coving.

Bathroom 1.69m x 1.46m (5'6" x 4'10")

Equipped with a two-piece suite comprising a panel bath with a chrome mixer tap and a powerful mains-fed 'Triton' shower over, as well as a wash hand basin with chrome taps. Features an obscure window to the rear, tiling to the walls around the sanitary ware, and a panel radiator.

W.C 1.51m x 0.8m (5'0" x 2'7")

Includes a low-level flush W.C., a UPVC double-glazed obscure window to the rear, and tiled walls.



Externally

The rear garden is a private, west-facing retreat, securely enclosed by a combination of fencing and mature hedging. This delightful outdoor space showcases established borders, a brick-paved patio area perfect for dining, two integrated external storage sheds, an external water supply, and security lighting, plus two additional garden sheds. A wooden access gate on the left provides pathway access

back to the front. The front garden is predominantly laid to lawn with mature planting borders.

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.

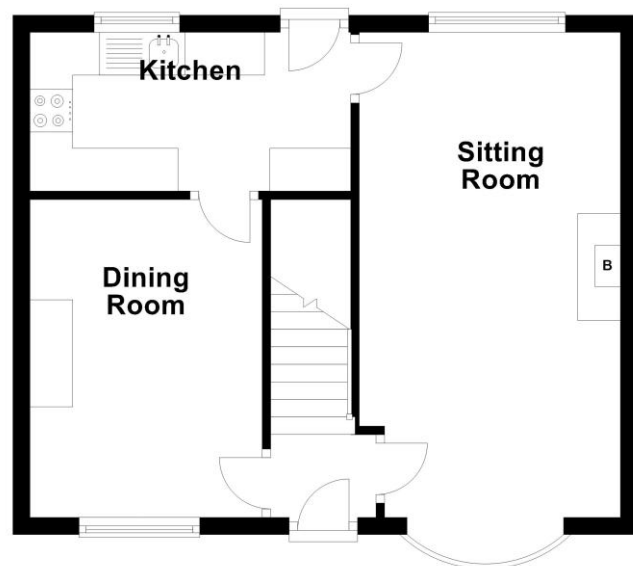
Services

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

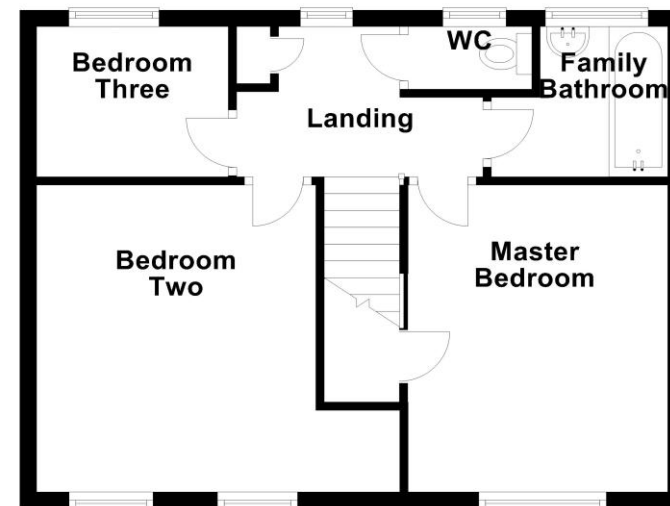
Approx. 39.5 sq. metres (424.7 sq. feet)

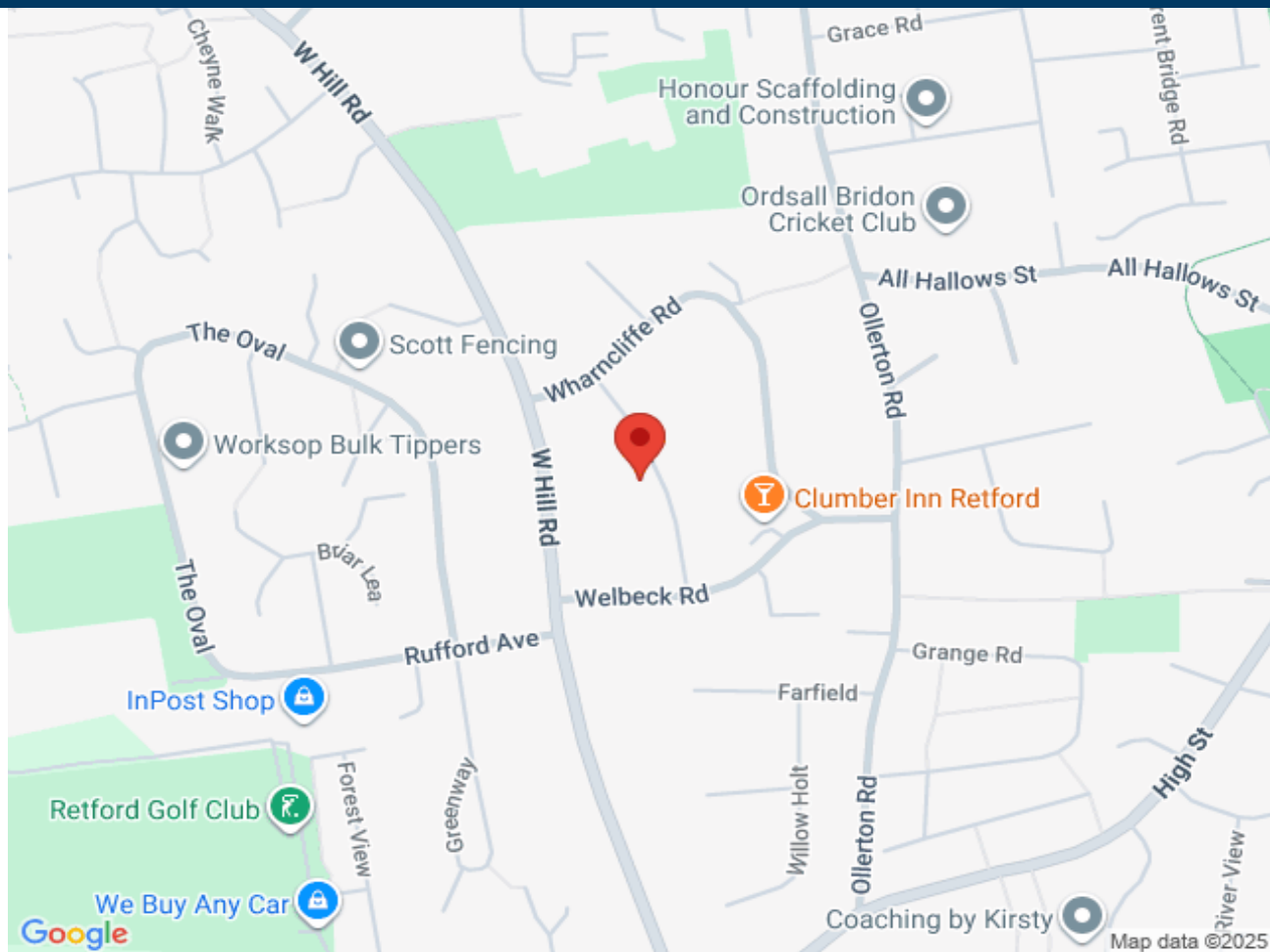


Total area: approx. 82.1 sq. metres (883.7 sq. feet)

First Floor

Approx. 42.6 sq. metres (459.0 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		