









# welcome to

# **Merton Avenue, Retford**

\*\*IDEAL FIRST TIME BUYER PROPERTY\*\* Well presented two bedroom semi detached property with extended kitchen, good sized lounge and two well proportioned bedrooms. Enclosed lawned rear garden and driveway for off street parking. Situated in a popular residential area to the fringes of Retford.













#### **Entrance Porch**

Double glazed front door and mosaic tiled flooring.

### **Entrance Hall**

Central heating radiator and staircase leading to first floor.

## Lounge

14' 1" x 11' 9" ( 4.29m x 3.58m )

Feature chimney breast with limestone tiling and inset niche. Coving to the ceiling, laminate flooring, central heating radiator and double glazed window to the front.

### Kitchen

12' 6" max x 14' 9" max ( 3.81m max x 4.50m max ) Extended L shaped kitchen area fitted with a comprehensive range of grey shaker style wall and base units, complementary work surfaces and 1 1/2 ceramic sink and drainer unit. Integrated appliances including electric oven and induction hob with extractor above. Space for washing machine and fridge freezer. Under stairs storage, central heating radiator, porcelain floor tiling and double glazed window to the rear.

## **Rear Porch**

Tiled flooring and double glazed door.

# Landing

Staircase from the hallway leading to the landing with loft access and double glazed window.

## **Bedroom One**

11' 11" x 11' 6" ( 3.63m x 3.51m )

Modern decor with over the stairs storage and tank cupboard. Laminate flooring, central heating radiator and double glazed window to the front.

## **Bedroom Two**

8' 6" x 7' 9" ( 2.59m x 2.36m )

Neutral decor with coving to the ceiling, central heating radiator and double glazed window to the rear.

### **Bathroom**

6' 8" x 5' 9" ( 2.03m x 1.75m )

Fitted with white suite including wc, wash hand basin and bath with aqua boarding splash back. Laminate flooring, central heating radiator and double glazed window.

#### **Front Garden**

Open graveled area to the front.

# **Parking**

Generous driveway to the front of the property.

#### **Rear Garden**

Enclosed lawned garden with paved patio area and raised beds.





# welcome to

# **Merton Avenue, Retford**

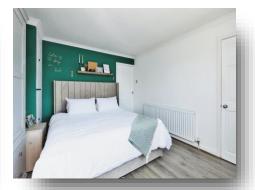
- IDEAL FIRST TIME BUYER PROPERTY
- Modern two bedroom semi detached property
- Extended kitchen with breakfast area and light and airy lounge
- Two well proportioned bedrooms
- Enclosed rear garden with patio area

Tenure: Freehold EPC Rating: E

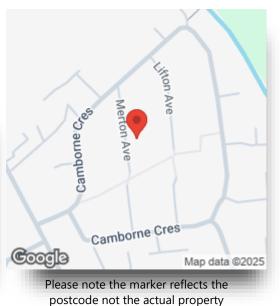
£170,000







Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



view this property online williamhbrown.co.uk/Property/RFD107724



Property Ref: RFD107724 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD, Nottinghamshire, DN22 6JR



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.