









# welcome to

# **Portland Place, Sutton RETFORD**

Offered with no upward chain is this deceptively spacious three bedroom mid town house. Generously appointed accommodation including a kitchen Diner, lounge, utility and ground floor cloakroom. Great sized rear gardens and a driveway to the front













#### **Entrance Hall**

Double glazed window and door to the front elevation and stairs leading to the first floor.

## Lounge

12' 11" max x 12' 11" recess ( 3.94m max x 3.94m recess ) Double glazed window to the front and a central heating radiator.

## **Dining Kitchen**

22' 10" x 7' 2" extending to 20' 8" (  $6.96m \times 2.18m$  extending to 6.30m )

The kitchen area is fitted with a range of white wall and base units with worksurfaces and a stainless steel sink and drainer. Space for an electric cooker with an extractor above plus space for a fridge, wall mounted boiler, double glazed window and door and a central heating radiator. The dining area is carpeted and has a double glazed window and double glazed patio doors

## Utility

Plumbing for a washing machine, stainless steel sink and drainer, double glazed window and doors leading to the ginnel and also the garden.

#### Cloakroom

Fitted with a w.c.

## First Floor Landing

Central heating radiator and loft access.

## **Bedroom One**

9' 11" x 13' 10" into recess ( 3.02m x 4.22m into recess ) Two central heating radiators, laminate flooring and a double glazed window to the front.

### **Bedroom Two**

10' 3" x 11' ( 3.12m x 3.35m )

Central heating radiators and a double glazed window to the rear.

#### **Bedroom Three**

6' 11" into recess  $\times$  10' 10" ( 2.11m into recess  $\times$  3.30m ) Central heating radiators and a double glazed window to the rear.

#### **Bathroom**

Fitted with a bath with an electric shower above, wash hand basin and w.c. Central heating radiator and a double glazed window.

#### **Exterior**

To the front is a block paved drive and a lawned area fronted by wall. To the rear is a garden mainly laid to lawn with a concrete patio area, greenhouse, summer house and an attached garden store.





## welcome to

# **Portland Place, Sutton RETFORD**

- \*\*\*NO UPWARD CHAIN\*\*\*
- Deceptively spacious three bedroom mid terrace
- Dining kitchen, lounge, utility and cloakroom
- Great sized gardens, driveway
- NEW BOILER 2024 NEW WINDOWS 2020

Tenure: Freehold EPC Rating: D

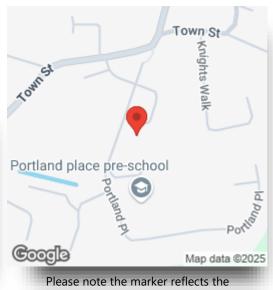
Council Tax Band: A

# £190,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/RFD109949



Property Ref: RFD109949 - 0006 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.







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