



## 17 AVENUE ROAD RETFORD, DN22 7DU

£120,000  
FREEHOLD

\*\*\*\*GUIDE PRICE £120,000-£130,000\*\*\*\*

In need of some modernisation, the property offers great potential to add value and personalise to your taste. Situated in a highly sought-after area of Retford, it is conveniently located close to local supermarkets, pubs, restaurants, and a range of other amenities. This property is ideal for first time buyers or buy to let investors as it offers a strong rental demand. In brief the property comprises: entrance porch, well a proportioned lounge, a generous size dining room with large storage area and kitchen to the ground floor. To the first floor are two double size bedrooms and a generous size bathroom suite. Externally, the property benefits from a rear yard and an additional garden area, both of which offer scope for improvement and personalisation.

This property is being sold as seen, and only by viewing will you fully appreciate the potential on offer!

Kendra  
Jacob

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# 17 AVENUE ROAD

- SELLING WITH NO UPWARD CHAIN • TWO DOUBLE BEDROOMS • TERRACED • TWO RECEPTION ROOMS • FANTASTIC POTENTIAL TO IMPROVE • SPACIOUS LIVING ACCOMODATION • TWO GARDENS • NEW CENTRAL HEATING SYSTEM • CLOSE TO LOCAL AMENITIES • \*\*\*\*GUIDE PRICE £120,000-£130,000\*\*\*\*



## ENTRANCE PORCH

With a front facing Upvc door and double glazed windows.

## LIVING ROOM

With a front facing double glazed bay window, power points, TV point, central heating radiator and a feature tiled hearth and surround.

## INNER HALLWAY

With stairs leading to the first floor accommodation.

## DINING ROOM

With a rear facing double glazed window, power points, central heating radiator and a large understairs storage cupboard.

## KITCHEN

With a range of wall and base units, work surfaces incorporating a stainless steel sink and drainer, plumbing for a washing machine, space for a cooker, central heating radiator, power points, side facing double glazed windows and side access door opening onto the yard.

## FIRST FLOOR LANDING

With loft access.

## BEDROOM ONE

With a rear facing double glazed window, power points, central heating radiator and a built in storage cupboard with shelving.

## BEDROOM TWO

With a front facing double glazed window, power points and a central heating radiator.

## BATHROOM

A generous size room comprising of a panelled bath, pedestal sink, low flush w/c, central heating radiator and a front facing double glazed obscure window.

## EXTERNAL

To the outside of the property is a low maintenance yard with fencing surround and secured gated access leading to a further garden area that requires work.

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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band A

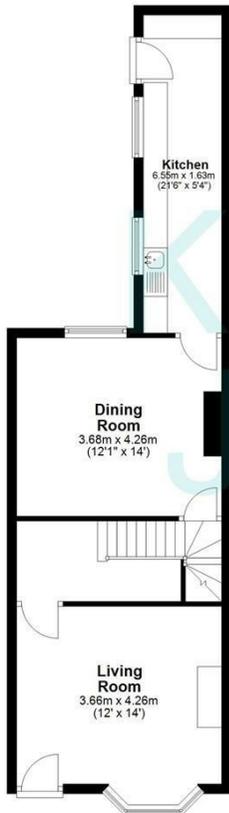
**Viewings** – By Appointment Only

**Floor Area** – 1014.60 sq ft

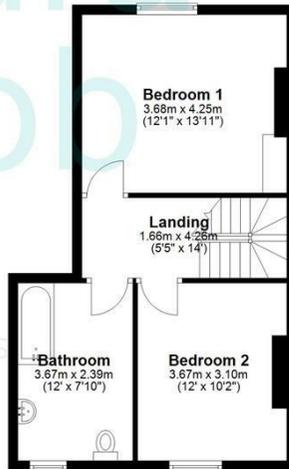
**Tenure** – Freehold



**Ground Floor**  
Approx. 50.2 sq. metres (540.3 sq. feet)



**First Floor**  
Approx. 44.1 sq. metres (474.3 sq. feet)



Total area: approx. 94.3 sq. metres (1014.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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