



Arnold Avenue, Retford



£160,000



This period semi-detached home is located on Arnold Avenue, a popular cul-de-sac situated on the outskirts of Retford town centre. The property features two reception rooms, a fitted kitchen, two double bedrooms and a re-fitted shower room. Externally, the property also features an enclosed lawned garden to the rear as well as a detached garage and workshop.





ENTRANCE PORCH

1.06m x 0.47m (3.5ft x 1.5ft)

UPVC double glazed obscure front entrance door with matching sidelights and a further obscure glazed door leading into;

RECEPTION HALL

1.07m x 1.06m (3.5ft x 3.5ft)

UPVC double glazed window to the left aspect, double panel radiator and staircase leading to the first floor.

SITTING ROOM

4.22m x 3.78m (13.8ft x 12.4ft)

UPVC double glazed splayed bay window to the front aspect, BT and television points, coving to the ceiling and an exposed brick chimney breast with slate tiled hearth. Further double doors leading into;

DINING ROOM

5m x 2.61m (16.4ft x 8.6ft)

A dual aspect room with UPVC double glazed windows to the left and rear aspects, coving to the ceiling, double panel radiator, under stair storage cupboard and an opening leading into;

KITCHEN

2.95m x 2.73m (9.7ft x 9ft)

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll top work surfaces with tiled splashbacks. Appliances include a 'Belling' double oven situated within a tall unit, four ring gas hob with extractor hood above, space and plumbing for a washing machine as well as space and supply for a further under counter appliance if required. 'Lamona' single bowl sink and drainer, UPVC double glazed windows to the left and rear aspects, a range of ceiling-mounted downlights, a tiled floor covering and a further UPVC double glazed obscure door to the left aspect leading to the parking area and garden beyond.

FIRST FLOOR LANDING

2.28m x 0.8m (7.5ft x 2.6ft)

UPVC double glazed obscure window to the left aspect and engineered oak doors leading to the bedrooms and bathroom at first floor.

BEDROOM ONE

5.02m x 3.32m (16.5ft x 10.9ft)

UPVC double glazed splayed window to the front aspect, double panel radiator, bulkhead storage area with hanging rail and shelf within as well as a further two tiered cupboard with shelving within.

BEDROOM TWO

3.58m x 2.66m (11.7ft x 8.7ft)

UPVC double glazed window to the rear aspect, double panel radiator and coving to the ceiling.

SHOWER ROOM

2.61m x 2.25m (8.6ft x 7.4ft)

Fitted with a three piece suite consisting of a walk-in quadrant shower enclosure with 'Mira' electric shower within, low-level flush WC with concealed cistern and wash hand basin with toiletry storage below. Solid wood work surfaces, fully tiled walls and a timber-effect vinyl floor covering, UPVC double glazed obscure window to the rear aspect, a range of ceiling-mounted downlights and a chrome ladder-style towel radiator

STORE/WORKSHOP

3.52m x 2.64m (11.5ft x 8.7ft)

UPVC double glazed sliding door to the front aspect as well as power and light within,

GARAGE

6.17m x 2.77m (20.2ft x 9.1ft)

Electrically-operated roller shutter door to the front aspect, power and light as well as an inspection pit.

GARDENS AND GROUNDS

The property can be accessed from Arnold Avenue by a concrete pathway which leads to the front entrance door and forms a shared pathway along the left of the property to a parking area and the garage to the rear. The garden to the rear is laid mainly to lawn and enclosed behind hedging to the right aspect, featuring a concrete patio immediately to the rear of the kitchen as well as a brick built barbecue area and external water supply.

COUNCIL TAX

Band A

DISCLAIMER

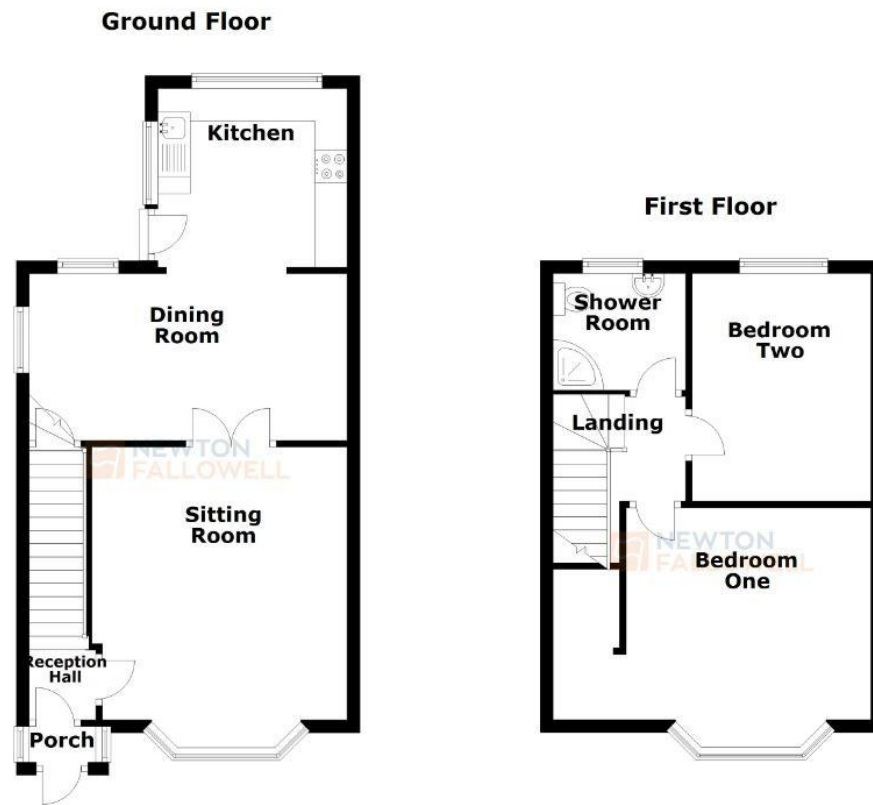
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.



Floorplan



Total area: approx. 77.9 sq. metres (838.0 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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