



12 West Walk , Retford, DN22 7YL



£170,000



This two bedroom bungalow features a lounge and kitchen with accessible units. A recently refitted bathroom and two double bedrooms, as well as, a conservatory. Located on a cul-de-sac, the property also features lawned gardens, to front and rear, as well as, a detached garage.





LOUNGE 4.86m x 3.14m (15'11" x 10'4")

Double glazed window to front aspect, double panel radiator, television point, timber effect flooring.

BEDROOM 1 3.5m x 3.48m (11'6" x 11'5")

Double glazed window facing rear aspect showcasing rear garden, TV point, double panel radiator and continued timber effect flooring

BEDROOM 2 3.1m x 2.9m (10'2" x 9'6")

Double panel radiator, recess set into wall and timber effect flooring leading to conservatory.

CONSERVATORY 2.1m x 2.7m (6'11" x 8'11")

Three walls of glass with door leading to back garden, corrugated plastic roof with TV point as well as timber flooring continuing throughout conservatory.

KITCHEN 3.34m x 2.22m (11'0" x 7'4")

Fitted with a range of shaker style adapted kitchen units, consisting of cupboards and drawers underneath timber effect work surfaces appliances. These include a 'Logik' four ring electric hob, a 'Lamona' fan assisted oven, 'Indesit' microwave oven as well as a 'Lamona' washing machine.

There is also space and supply for an undercounter fridge space and plumbing for a dishwasher, a ceramic single bowl sink double glazed window to front aspect double glazed obscure door to left aspect double panel radiator, timber effect flooring and a cupboard housing the ideal gas fired combination central heating boiler

MAIN BATHROOM 1.9m x 2.1m (6'2" x 6'11")

Fully tiled walls around entire bathroom, long attached towel rail, ceramic sink with mixer tap, toilet, bath with stainless steel shower and glass screen. Obscured glass double windows to the left aspect.

OUTSIDE

From garden lawn leading side path round to side gate, continuing path round rear garden where path makes patio area with lawns garden and back gate that enters West Walk.

GARAGE 4.6m x 2.6m (15'1" x 8'6")

Brick walls with front and rear doors. Power and light.

TENURE

Freehold

COUNCIL TAX

Council tax band 'A'

SERVICES

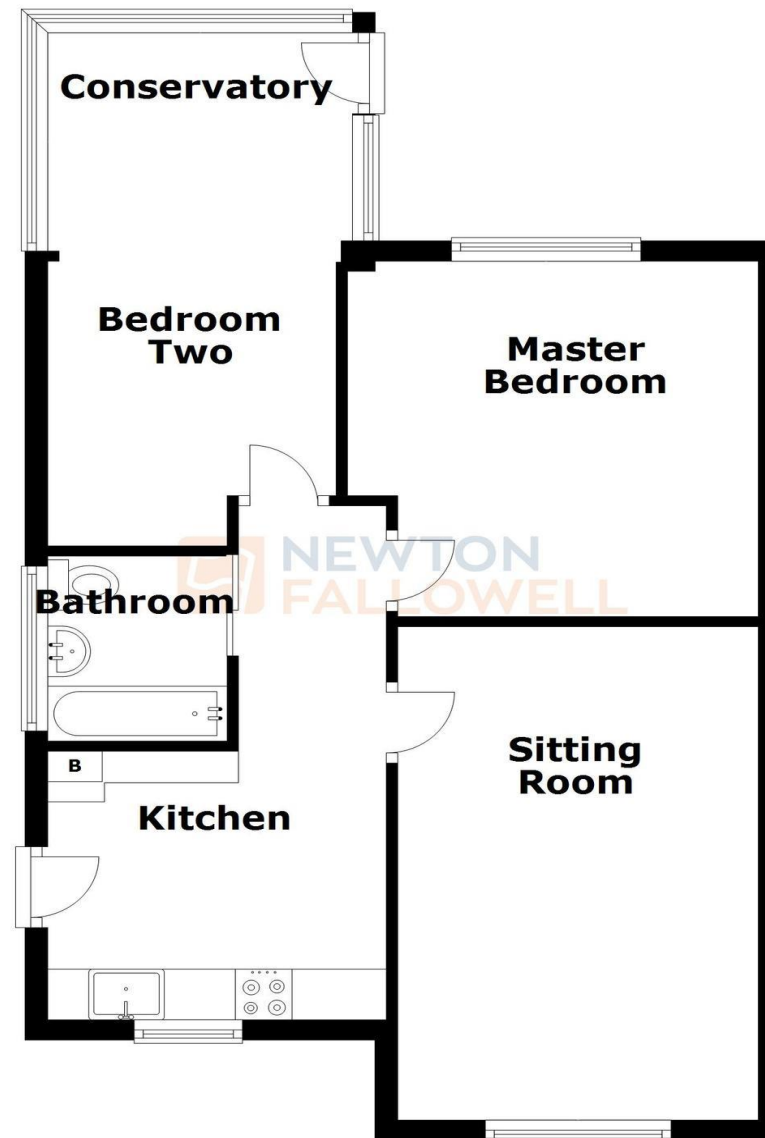
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

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.



Ground Floor



Total area: approx. 56.1 sq. metres (603.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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