

17 Nelson Street, Retford

£150,000

NEWTON FALLOWELL

17 Nelson Street

Retford

Well-presented 3-bed mid-terrace near town centre. Spacious lounge, dining room, modern kitchen, 4-piece bathroom. No upward chain. Freehold. EPC D. Ideal for families or investors.
Council Tax band: A

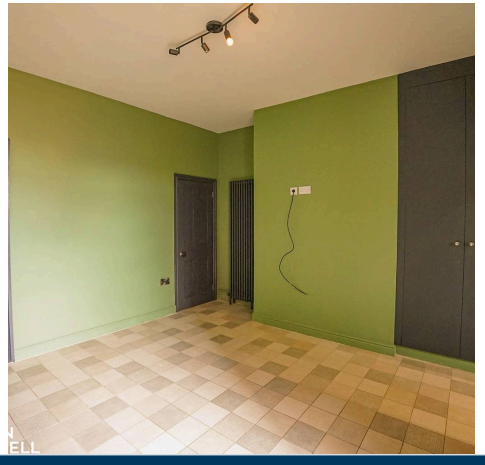
Tenure: Freehold

EPC Energy Efficiency Rating: D

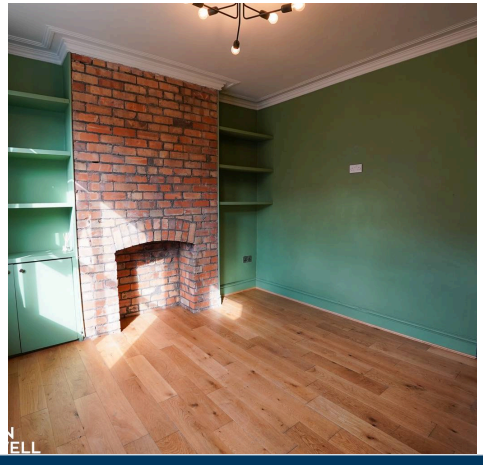
EPC Environmental Impact Rating: D

- No upward chain
- Three bedroom mid-terrace
- Private and enclosed garden
- Modern kitchen with integrated appliances
- Spacious lounge and separate dining room
- Upstairs shower cubicle and wash hand basin
- Close to town centre
- Bathroom with four piece suite
- Tenure Freehold
- EPC rating 'D'

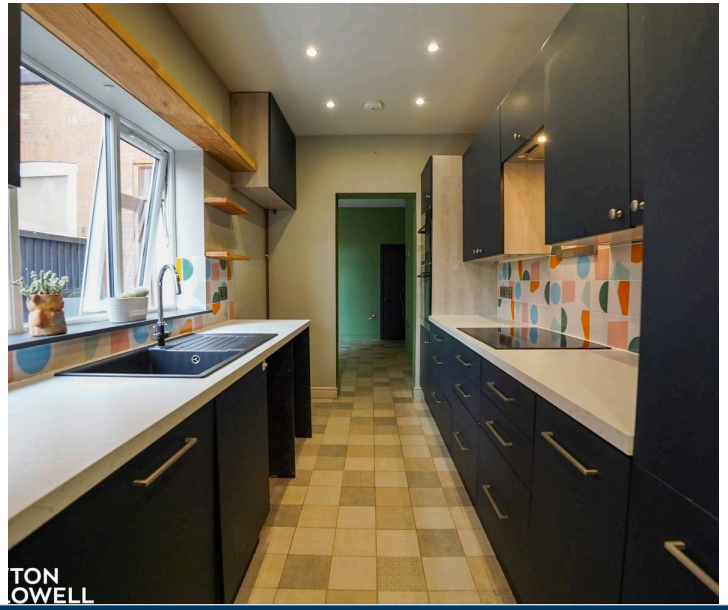














Lounge
12' 6" x 11' 7" (3.80m x 3.52m)
UPVC door with double-glazed obscure glass window and matching sidelight, double-glazed window, vintage-style radiator, wooden flooring, exposed brick wall, and built-in storage.

Dining Room
12' 4" x 12' 8" (3.77m x 3.86m)
TV point, wall-mounted vintage radiator, under-stairs storage cupboard, and a large storage cupboard. French doors lead to the wooden decking area.

Kitchen
12' 3" x 7' 3" (3.73m x 2.20m)
Double-glazed window to the side aspect, floor-and wall mounted units, sink with drainer and mixer tap, integrated dishwasher, five-burner electric hob with extractor hood, integrated double electric fan-assisted oven, space and plumbing for an under-counter washing machine, space for an under-counter appliance, space for a large freestanding fridge-freezer, and a pantry-style storage cupboard.

Utility area / storage area
Double glazed door to rear garden and storage cupboards.

Bathroom
10' 5" x 6' 8" (3.18m x 2.02m)
Double-glazed obscure glass window, bath with mixer tap and shower attachment, single-flush WC, pedestal wash hand basin with mixer tap, quadrant shower cubicle with wall-mounted showerhead and shower controls, and a radiator.

Staircase & Landing
Carpeted throughout, vintage-style radiator, and access to the loft.

Bedroom One
13' 0" x 11' 6" (3.95m x 3.51m)
Double-glazed window to the front aspect and a vintage-style radiator.

Ensuite
Quadrant shower cubicle with wall mounted shower controls and shower head, wash hand basin on a vanity unit with a


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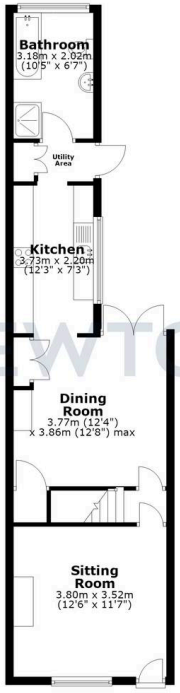

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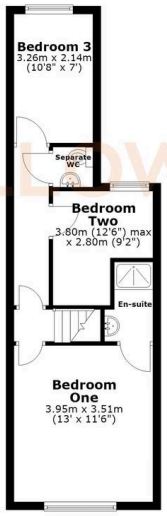
Ground Floor

Approx. 49.0 sq. metres (527.9 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



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Total area: approx. 86.8 sq. metres (934.6 sq. feet)



Newton Fallowell Retford

Test test

Newton Fallowell, 7 New Street - DN22 6EG

01777713910 · retford@newtonfallowell.co.uk · www.newtonfallowell.co.uk/retford-estate-agents

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