



21 AVON RISE RETFORD

A three bedroom semi detached bungalow in this favoured location on the fringes of Retford town centre accessible to the Chesterfield Canal and all amenities Retford offers including mainline railway station. There are good countryside walks available as well as local schools for all age groups. **NEW BOILER FITTED IN JULY 2025. NEW CARPETS AND VINYL FLOORING THROUGHOUT OCTOBER 2025.**

£190,000

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BROWN & CO

Property and Business Consultants

21 AVON RISE, RETFORD, DN22 6QH

LOCATION

Avon Rise is within comfortable distance of Retford town centre with comprehensive shopping, leisure and recreational facilities as well as a mainline railway station and schools for all age groups. There is a local Spar convenience store at the bottom of Spital Hill and good countryside walks are available via the Chesterfield Canal and the recreational ground off Alma Road.

DIRECTIONS

What3words///mostly.olive.bars

ACCOMMODATION

Double glazed sliding patio doors into enclosed

ENTRANCE PORCH with quarry tiled step, lighting and half glazed doors to both hallway and kitchen.

HALLWAY L-shaped. Access to roof void. Built-in airing cupboard with lagged hot water cylinder, fitted immersion and some shelving.

LOUNGE DINING ROOM 18'1" x 11'7" (5.52m x 3.56m) rear aspect double glazed picture window overlooking the garden. Wall mounted log effect electric fire, TV point. telephone points and wall light points.

KITCHEN 9'1" x 6'6" (2.76m x 2.02m) rear aspect double glazed window. A good range of cream coloured handleless soft close base and wall mounted cupboard and drawer units. 1 ¼ sink drainer unit with mixer tap, space and plumbing below for washing machine. Integrated fridge and freezer. Zanussi electric oven with gas hob above and stainless steel extractor over. Tiled walls, spotlight. Wall mounted gas fired central heating boiler.

BEDROOM ONE 12'3" x 9'9" (3.75m x 3.03m) front aspect double glazed window. Built-in wardrobe with hanging and shelving space. Additional built-in shelved cupboard.

BEDROOM TWO 11' x 7'9" (3.36m x 2.42m) front aspect double glazed window. Telephone point.

BEDROOM THREE 7'72 x 6'10" (2.36m x 2.13m) side aspect double glazed window.

BATHROOM side aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with mixer tap and handheld shower attachment. Pedestal hand basin, low level wc. Part tiled walls.

OUTSIDE

Drop kerb giving access to the paved driveway with space for 2-3 vehicles. The front garden has a good area of lawn and is fenced to both sides and has shrub and flower borders to the front. Double wooden gates giving access from the drive to the inner drive with additional parking.

Concrete sectional **SINGLE GARAGE** with wooden doors. From the drive there is a gate giving access to the rear garden.

The rear garden is screened with high hedging and fencing. Full width paved patio, a good area of sculptured lawn with established shrub, flower beds and borders.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. **Council Tax:** We are advised by Bassetlaw District Council that this property is in Band B.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in May 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	67
(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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