



15 AVON RISE RETFORD

A modern three bedroom semi detached house in this favoured location close to the town centre. There is a good sized lounge dining room which leads into the conservatory, as well as a modern fitted kitchen. The property benefits from three good sized bedrooms, driveway and carport leading to the garage. Enclosed rear garden.

Brown & Co
Retford
01777 709112
retford@brown-co.com

£169,950

BROWN & CO

Property and Business Consultants

15 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///claps.hurls.print

ACCOMMODATION

Three quarter glazed UPVC door with matching obscure side light windows into

ENTRANCE HALL with stairs to first floor landing, spotlight, telephone point.

LOUNGE DINING ROOM 20'10" x 12'0" to 7'4" (6.39m x 3.70m to 2.26m) front aspect double glazed picture window. Feature beech wood fire surround with coal effect gas living flame fire on cream coloured hearth and matching insert. Fitted part glazed display cupboard to the side. TV aerial point/satellite connection (dish to the front of the house), double glazed sliding patio doors into

CONSERVATORY 7'5" x 7'4" (2.28m x 2.26m) UPVC double glazed windows and door. Polycarbonate roof. Sliding door to

KITCHEN 9'0" x 7'2" (2.75m x 2.18m) maximum dimensions, rear aspect double glazed window. A good range of wood grain effect base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap. Space and plumbing below for washing machine. Four ring gas hob with stainless steel splashback and extractor above. Built-in electric oven and grill. Working surfaces, space for fridge, deep under stairs storage cupboard. Obscure glazed door to the driveway.

Turning staircase with side aspect double glazed window to the

FIRST FLOOR LANDING with access to roof void. Built-in airing cupboard with lagged hot water cylinder and fitted immersion.

BEDROOM ONE 11'0" x 9'7" (3.36m x 2.94m) front aspect double glazed window. Telephone point.

BEDROOM TWO 9'6" x 8'8" (2.92m x 2.67m) rear aspect double glazed window with views to the garden.

BEDROOM THREE 7'9" x 6'10" (2.41m x 2.12m) front aspect double glazed window.

SHOWER ROOM 6'9" x 5'6" (2.10m x 1.70m) rear aspect obscure double glazed window. Full length walk-in shower cubicle with aqua boarding surround, glazed shower screen with Triton electric shower. Pedestal hand basin with mixer tap, low level wc, tiled walls, chrome towel radiator, spotlight, strip light/shaver socket.

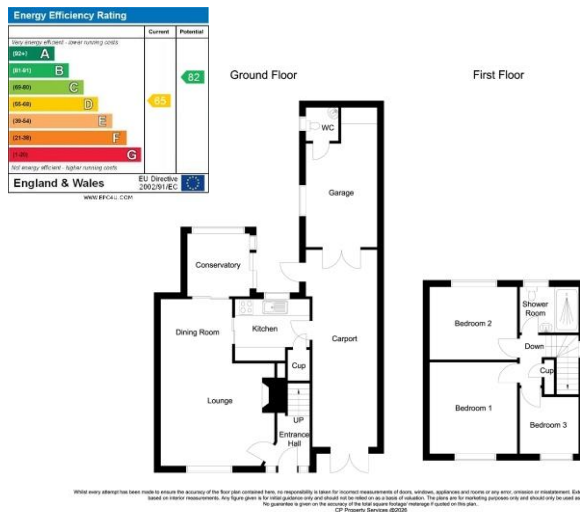
OUTSIDE

The front has dwarf wall to all sides. Driveway with parking for 2-3 vehicles. The front garden is pebbled and paved for low maintenance with established shrub and flower borders. Wooden gate to **CARPORT** with tiled flooring, lighting, polycarbonate roof. This leads to the **SINGLE GARAGE** with wooden doors, side aspect window, A good range of shelving. External toilet with low level wc, corner fitted hand basin with Vortex electric water heater and tiled splashback. Side aspect obscure double glazed window. From the carport is a Gate in brick arch leading into the rear garden.

The rear garden is fenced to all sides with a raised bed which has been set as a wildflower bed. Small timber shed, large greenhouse, additional garden area. External water supply.

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.
These particulars were prepared in February 2026.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.