



25, Fulford Avenue

| Retford | Nottinghamshire | DN22 7XS

Guide Price £169,950



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

# 25, Fulford Avenue

Retford | Nottinghamshire | DN22 7XS

Guide Price £169,950

An excellent opportunity to acquire a three-bedroom semi-detached family home with established and popular residential area to the outskirts of the town of Retford.

- 3-Bed Family Home
- Popular Town Location
- Recently Renewed Gas Boiler
- Off-Road Parking

## Location

Fulford Avenue is in an established and popular residential area towards the outskirts of the town, within convenient walking distance of petrol station with convenience store and Greggs. Bus stops to London Road.

The property is easily found when leaving town along the North Road. Continue passed Retford hospital and ASDA garage, taking the next left onto Fulford Avenue. Continue towards the bottom of Fulford Avenue where the property can be found located on the left-hand side, identified by our sale board.





### Description

25 Fulford Avenue presents an opportunity to acquire a three-bedroom semi-detached family home with established and popular residential area to the outskirts of town.

The accommodation has been improved in recent years by the present owners with refitted kitchen. New gas boiler and has the additional benefit of gas central heating, double glazing.

The property benefits from front and rear gardens, off-road parking and garage. It is available with early vacant possession and no upward chain

Retford is an attractive Georgian market town with good range of amenities and schools. The town has good communication links and mainline train station with direct links to London Kings Cross. It is well placed for the surrounding area's major towns and cities – Doncaster 18.7 miles, Worksop 9.1 miles, Mansfield 20.7 miles, Sheffield 31.8 miles, A1 Ranby 4 miles. (All mileages are approximate).

### Accommodation

#### Entrance/Reception Hall

Double glazed window, radiator, built-in cupboard housing electricity meter, further cupboard over housing gas meter.

#### Sitting Room

13'5" x 12'11" (4.11 x 3.95)

With bay window, radiator, TV point, feature pine fireplace with tiled hearth.

#### Dining/Kitchen

19'9" x 9'11" (6.03 x 3.03)

Refitted contemporary style kitchen comprises single drainer sink unit set into beech style worktops with cupboards, drawers and plumbing for washing machine and dishwasher below, fitted breakfast bar with wall cupboards over.

Further range of matching base units with cupboards and drawers below, shelving and wall cupboards over. Double glazed French doors and window overlooking rear garden, replaced Ideal Gas combi boiler, Hardwood side door.

Useful walk in understairs cupboard.

Stairs rise from reception hall to first floor landing. Double glazed window, access to roof space.

#### Bedroom 1

12'11" x 12'0" (3.95 x 3.68)

Front bay window and built-in wardrobes, with hanging rail and cupboards over, radiator.

#### Bedroom 2

12'0" x 9'11" (3.68 x 3.04)

Double glazed window, built-in wardrobe mirrored with hanging rail and cupboard over, further cupboard with shelving. Linen cupboard, radiator.

#### Bedroom 3

Double glazed window, radiator. Bulk head shelf.

### Family Bathroom

7'4" x 5'5" (2.25 x 1.66)

Modern 3-piece suite in white, comprising low flush WC, shell-shaped pedestal washbasin, and paneled bath with Triton electric shower over, double glazed window, radiator, tile features to walls.

### Outside

The property has a concrete driveway with wrought iron double gates serving sectional garage/store to rear.

### Gardens and Grounds

The property has a front garden with Marshall screen block walling to the road side, lawns inset with stepping stones, shrubs and young ornamental tree. Enclosed low maintenance rear garden with paved patio area, plus garden shed.

### General Remarks

### Tenure and Possession

The property is understood to be freehold.

### Services

Mains water, gas, electricity and drainage are understood to be connected. Gas fired central heating is installed. Services have not been checked or tested and purchasers should make their own enquiries.

Gas fired central heating.

### Method of Sale

The property is offered for sale by Private Treaty.

### Plans, Areas & Schedules

These have been provided as accurately as possible from OS Data Sheets. These are published for your convenience and whilst they are believed to be accurate this is not guaranteed, nor will they form part of any contract for the sale plan.



### Easements and Rights of Way

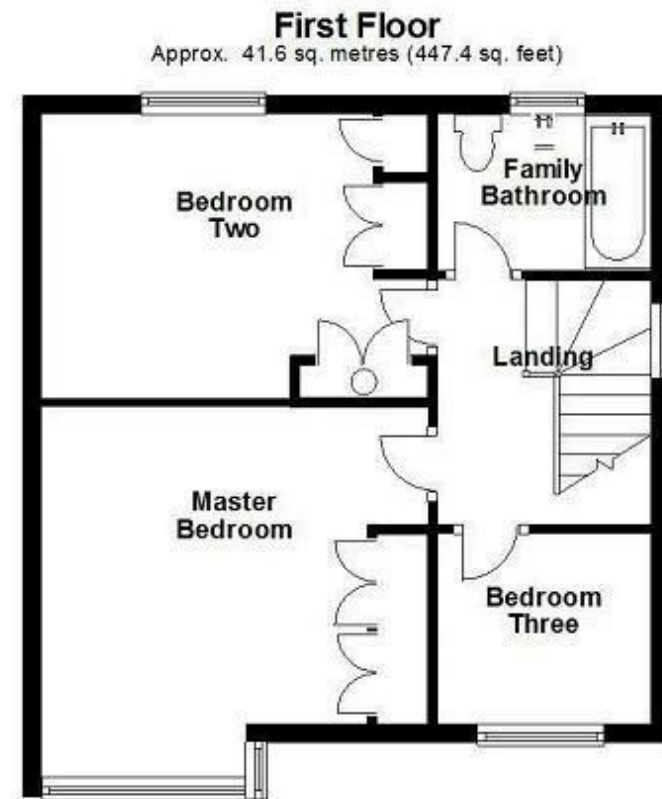
The land is sold subject to and with benefit of all rights of way whether private or public; drainage, water, electricity and any other rights, easements, wayleaves etc whether referred to or not in these particulars.

### Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

### Viewing

Strictly by appointment via the selling agent.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>37</b>	<b>83</b>



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Agents Note:  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.