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Welham Grove

Retford, DN22 6TS

Asking Price £275,000



Council Tax: C



18 Welham Grove

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DESCRIPTION

Briefly the property comprises entrance hall, lounge, dining room, kitchen and cloakroom to the ground floor with four bedrooms and bathroom to the first floor. Outside is a buffer garden to the front with drive facilitating off street parking for several vehicles leading to the garage and entrance to the rear garden. The property also benefits from gas central heating and double glazing plus fibre internet provision.

Retford is a Georgian market town with a wealth of amenities including schools, shops, restaurants and sports facilities. It also lies on the East Coast mainline which facilitates travel to the capital and is only a short drive to the A1M and motorway access.

ENTRANCE PORCH

6'7" x 3'4" (2.03 x 1.04)

The front of the property has a wood effect uPVC porch which leads to the main wood door with glass panel leading into:

ENTRANCE HALL

5'10" to its maximum dimension x 13'5" (1.80m to its maximum dimension x 4.11m)

Accessing the lounge and kitchen, stairs rising to the first floor accommodation with under stairs cupboard, smoke alarm to ceiling, wall mounted thermostatic control and radiator.

LOUNGE

11'7" x 15'8" (3.55m x 4.80m)

TV and telephone points, two USB sockets in plug casing, bay window to the front elevation and radiator.

DINING ROOM

9'3" x 12'11" (2.84m x 3.95m)

Wood panel flooring, window to the rear elevation and radiator.

KITCHEN

8'2" x 15'3" (2.50m x 4.66m)

Wall and base units with complementary worktops, built in cooker, four ring Beko induction hob with extractor fan over, space for washing machine, American style fridge freezer and dishwasher, stainless steel sink with mixer tap and tiled splashback, wall mounted Ideal boiler, shelf, window to the rear elevation, radiator, white uPVC door to the side elevation with glass panel.

DOWNSTAIRS CLOAKROOM

Low level flush wc, wash hand basin with mixer tap, cupboard under and mirror over plus tiled splashback, vanity unit, towel holder, coat hanger, obscure window to the side elevation and radiator.

L SHAPED FIRST FLOOR LANDING

9'0" x 8'5" (2.76m x 2.58)

Providing access to the bedrooms and bathroom, airing cupboard with shelves, loft access and smoke alarm to ceiling.

BEDROOM ONE

8'7" x 13'11" (2.64 x 4.25m)

Built in wardrobe, window to the front elevation and radiator.

BEDROOM TWO

8'8" x 12'11" (2.66m x 3.94m)

Window to the rear elevation and radiator.

BEDROOM THREE

9'0" x 7'7" (2.76m x 2.32m)

Window to the rear elevation and radiator.

BEDROOM FOUR

9'0" x 10'1" (2.76m x 3.09m)

Wall and desk unit, window to the front elevation and radiator.

BATHROOM

6'0" x 7'6" (1.84m x 2.29m)

Half tiled with matching white suite comprising panel bath with mixer tap and overhead shower, low level flush wc, wash hand basin with cupboard under and glass shelf over, vinyl flooring, chrome radiator and obscure window to the side elevation.

EXTERNALLY

The front buffer garden has mature shrubs in a stone chip base. Driveway allows off street parking for several vehicles to the side leading to the garage, whilst the rear garden is laid to paving with mature beds, two fences and holly bush to third boundary plus an outside tap.

GARAGE

8'3" x 16'6" (2.52m x 5.05m)

Up and over door, power and lighting plus side personal door.

TENURE - Freehold

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'C'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT



Road Map



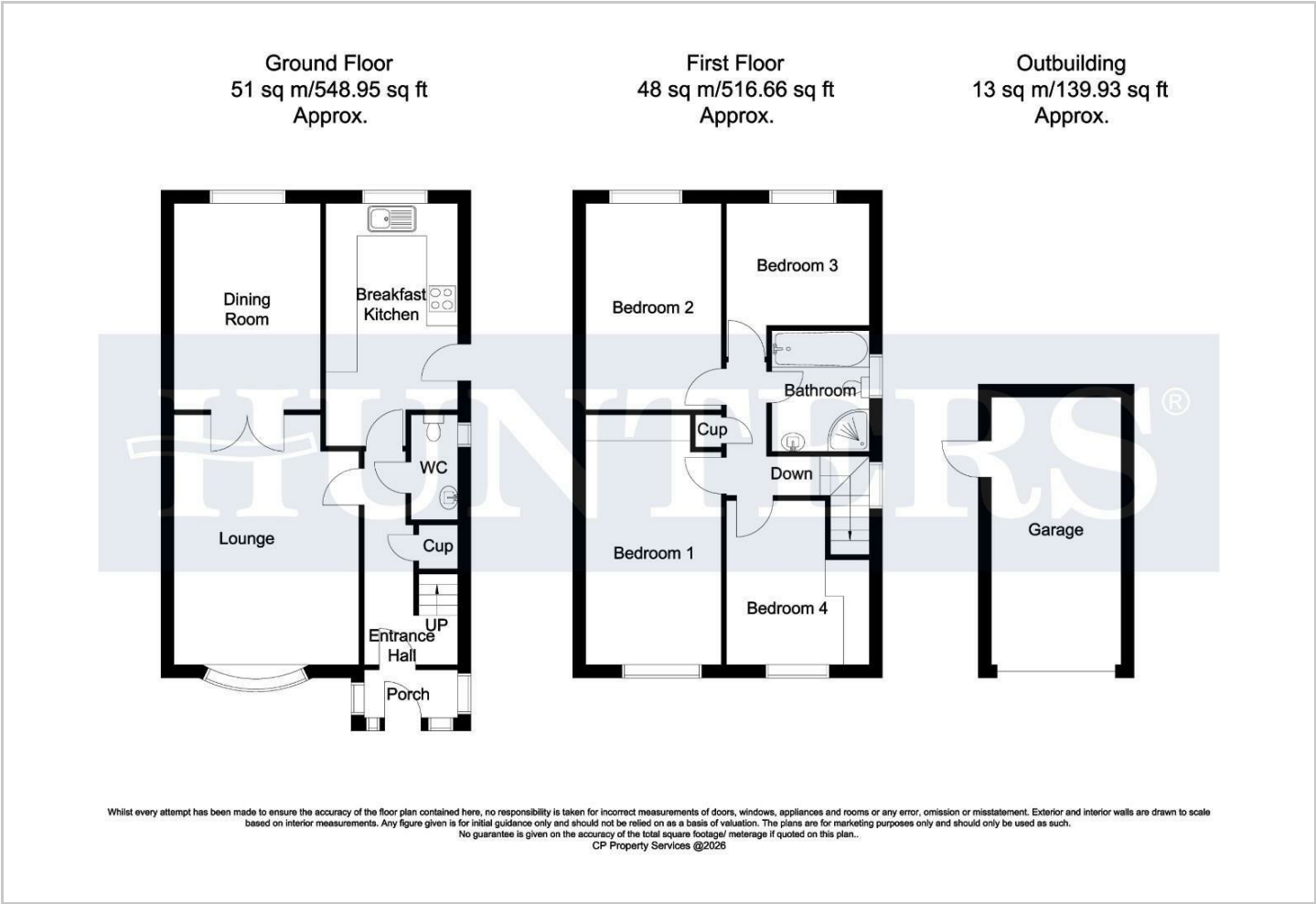
Hybrid Map



Terrain Map



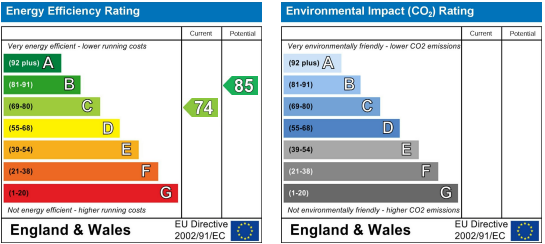
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.