

82 WELHAM GROVE RET福德, DN22 6TS

£160,000
FREEHOLD

****GUIDE PRICE £160,000-£170,000****

Perfectly positioned in a quiet cul-de-sac within a sought-after area of Retford, this ideal starter home offers both comfort and convenience. The property is within easy reach of local shops, restaurants, pubs and everyday amenities. In brief, the accommodation comprises an entrance hall, fitted kitchen, and a generously sized living room with French doors opening onto a beautifully landscaped rear garden — perfect for relaxing or entertaining. To the first floor are two well-proportioned bedrooms and a modern three-piece bathroom suite. Externally, the property benefits from off-road parking and an attractive, low-maintenance rear garden.

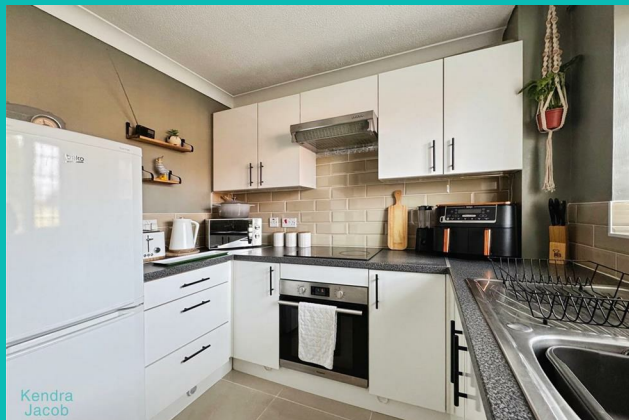
**Kendra
Jacob**

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82 WELHAM GROVE

- TWO BEDROOMS • ATTRACTIVE REAR GARDEN • OFF ROAD PARKING FOR 1 CAR • IDEAL FOR FIRST TIME BUYERS • GENEROUS SIZE LIVING ROOM WITH FRENCH DOORS OPENING TO THE GARDEN • GUIDE PRICE £160,000-£170,000



ENTRANCE HALL

Entered via a front-facing Upvc door, providing access to the main living areas.

KITCHEN

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated electric oven with hob and extractor over, plumbing for a washing machine, and tiled splashbacks. Front-facing double glazed window and ceramic tiled flooring complete the space.

LIVING ROOM

A well-proportioned living room featuring rear-facing double glazed French doors opening onto the landscaped garden. Laminate flooring, central heating radiator, TV point and power sockets, with a decorative panel feature to one wall. Stairs leading to the first floor.

FIRST FLOOR-LANDING

With loft access.

BEDROOM ONE

A generous double bedroom with rear-facing double glazed window, fitted wardrobes with mirrored sliding doors, TV point, power sockets, and central heating radiator.

BEDROOM TWO

Front-facing double glazed window, central heating radiator, and power sockets.

BATHROOM

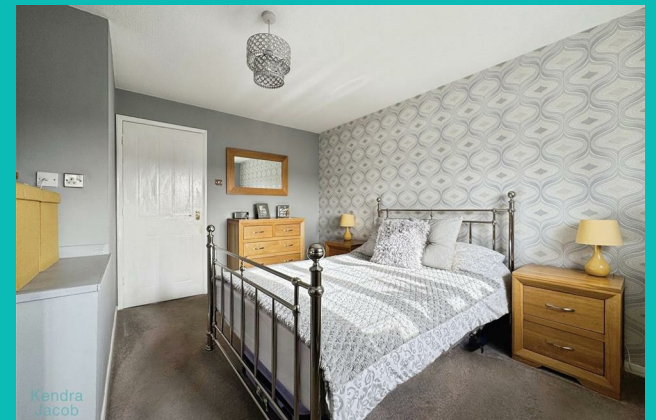
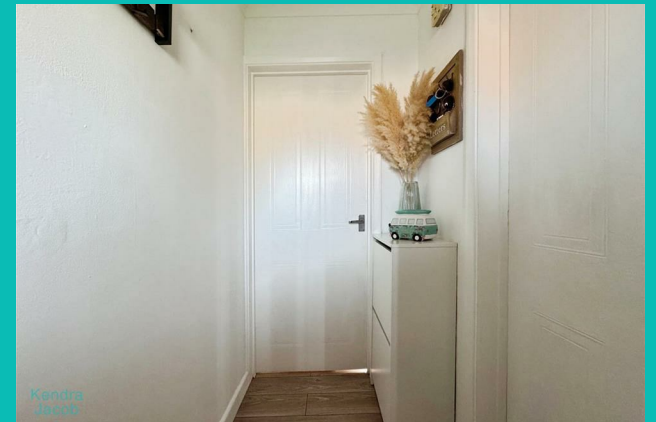
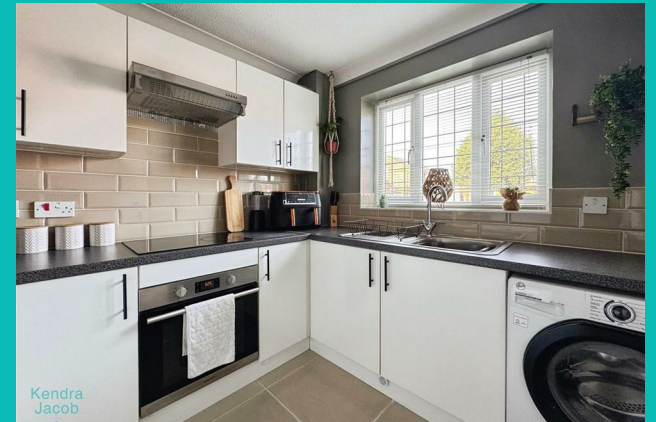
Partially tiled suite comprising a panelled bath with rainfall shower over, pedestal wash hand basin, and low flush WC.

Chrome heated towel radiator, shaver point, wall-mounted mirror, and built-in storage cupboard. Front-facing double glazed obscure window and ceramic tiled flooring.

EXTERNAL

To the side of the property is an allocated parking space for 1 car. Further to the rear is a beautifully presented, low-maintenance garden featuring artificial lawn, porcelain patio area, wooden sleepers with gravel borders, and a selection of immature shrubs. Fully enclosed with fencing and benefiting from storage sheds.

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ADDITIONAL INFORMATION

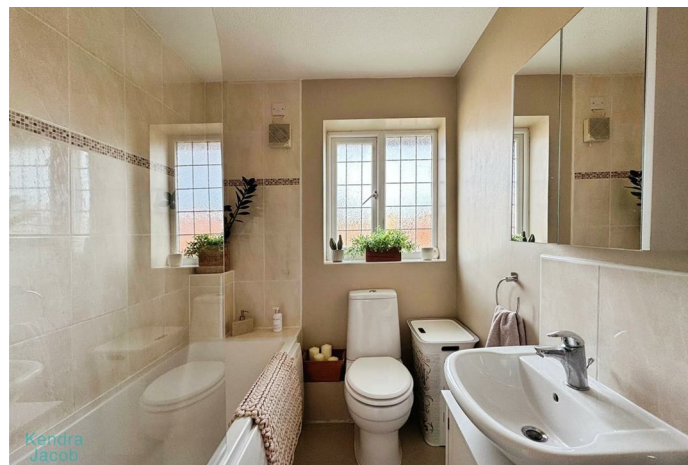
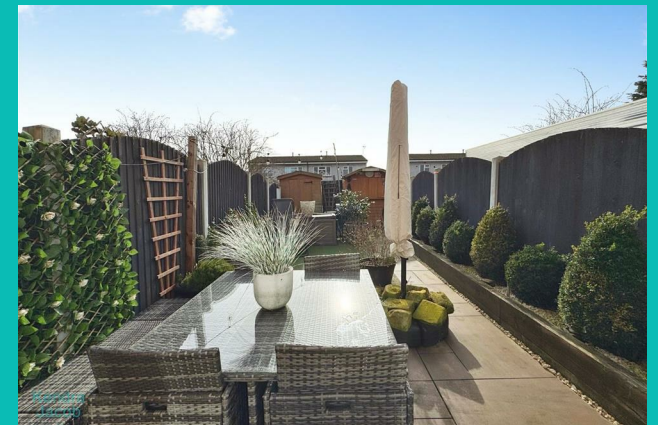
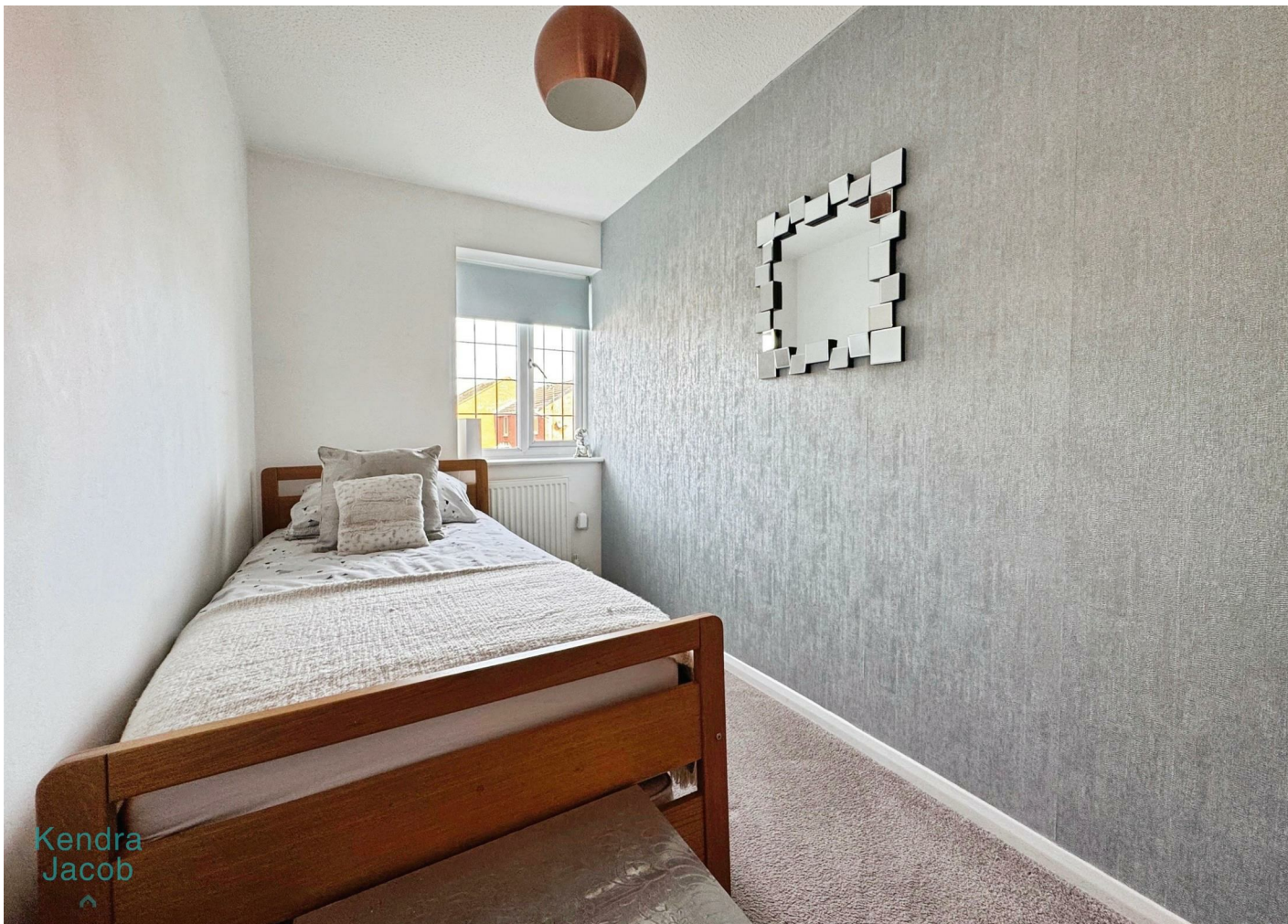
Local Authority – BASSETLAW

Council Tax – Band A

Viewings – By Appointment Only

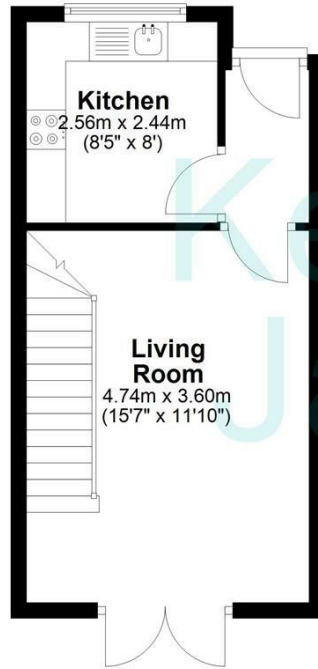
Floor Area – 655.20 sq ft

Tenure – Freehold



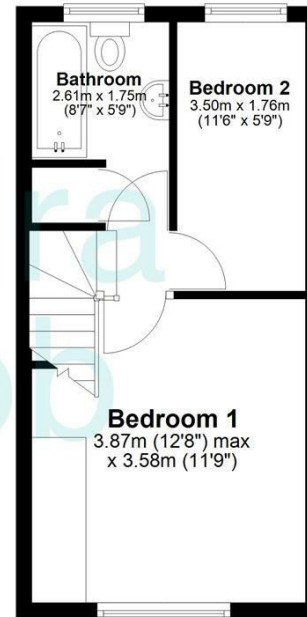
Ground Floor

Approx. 26.0 sq. metres (279.5 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



Total area: approx. 60.9 sq. metres (655.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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