

# FIVE STAR

P R O P E R T Y



## 12 Grove Coach Road

, Retford, DN22 7HU

**£210,000**



POPULAR RESIDENTIAL AREA - SEMI DETACHED PROPERTY - IN NEED OF COMPLETE MODERNISATION - 3 BEDROOMS - 2 RECEPTION ROOMS - KITCHEN - BATHROOM - OFF ROAD PARKING - REAR GARDEN - GAS CENTRAL HEATING - DOUBLE GLAZING - NO UPWARD CHAIN - CONTACT FIVE STAR PROPERTY FOR DETAILS



## Storm Porch

Covered porch area with tiled floor and UPVC entrance door that opens through into the:

## Entrance Hall 12'0" x 6'6" (3.66m x 1.98m)

With stairs rising to the first floor accommodation useful understairs storage cupboard, radiator and doors into the dining room, kitchen and the:

## Lounge 13'4" into bay x 12'4" (4.06m into bay x 3.76m)

Having a bay window to the front elevation, inset gas fire with modern wooden surround, coving and a radiator.

## Dining Room 11'9" x 11'5" (3.58m x 3.48m)

With a rear facing window, radiator, coving and squared arch into the:

## Kitchen 14'7" x 8'9" narrowing to 7'4" (4.45m x 2.67m narrowing to 2.24m)

Having a range of fitted wall and base units, with worktops and tiled splash backs over, stainless steel sink and drainer, space and plumbing for further appliances, tiled flooring, radiator, rear facing window, side facing window and door.

## First Floor Landing 7'9" x 7'4" (2.36m x 2.24m)

With access to the first-floor accommodation, side facing window and a loft access point.

## Master Bedroom 13'4" into bay x 11'4" (4.06m into bay x 3.45m)

Having a front facing bay window, two built in wardrobes set into the chimney alcoves, radiator and coving to the ceiling.

## Bedroom Two 11'9" x 11'4" (3.58m x 3.45m)

With a rear facing window, radiator and coving to the ceiling.

## Bedroom Three 8'2" x 7'4" (2.49m x 2.24m)

Having a rear facing window, coving and a radiator.

## Bathroom 7'4" x 6'3" (2.24m x 1.91m)

Comprising of a three-piece suite which includes a low flush WC, pedestal wash hand basin and a panel bath with shower over. Tiling to walls, a radiator and a front facing window.

## Garden

To the rear is a patio area leading to a lawn garden. The garden is enclosed to the perimeter by panel fencing.

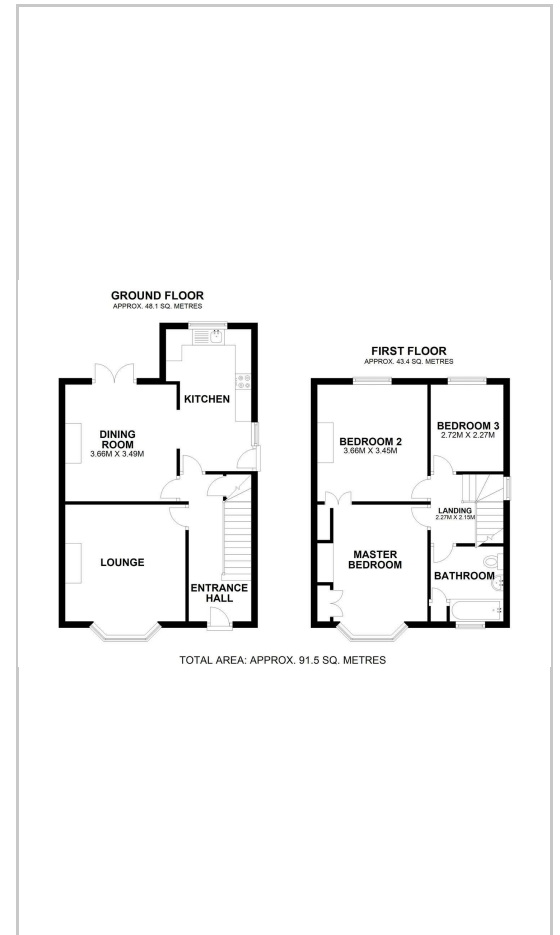
## Parking

Off road parking is available via a driveway to the front. A side passage leads to the rear of the property.

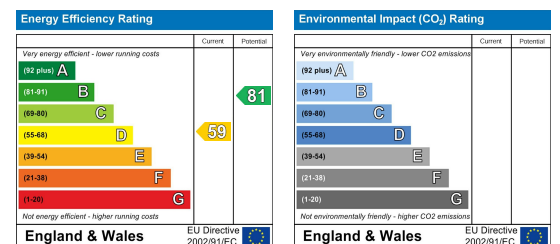
## Area Map



## Floor Plans



## Energy Efficiency Graph



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