74 Springfield Road

Retford, Nottinghamshire, DN22 6QS

£90,000

NEWTONFALLOWELL

ENTRANCE HALL
3'11" x 3'9" (1.21 x 1.16)
Upvc double glazed obscure front entrance door, stairs leading to first floor, panel radiator, timber effect laminate floor covering.

SITTING ROOM
13'1" x 12'11" (3.99 x 3.96)
Timber effect laminate floor covering continuing from entrance hall, uPVC double glazed window to front aspect, single panel radiator, shelving and wall units either side of the fire alcove, understair storage area.

KITCHEN
14'5" x 8'4" (4.41 x 2.55)
Fitted with a range of base and wall units consisting of cupboards and drawers underneath granite-style roll top work surfaces. Space and supply for electric cooker, space and plumbing for washing machine space and supply for under-counter fridge and freezer, dual Belfast sink with chrome mixer tap, uPVC double glazed door leading out to rear garden and two matching windows to rear aspect, tiled floor covering, open pantry area with shelving.

W.C.
5'1" x 2'7" (1.56 x 0.80)
Low level flush w.c., corner wash hand basin with chrome taps, tiled floor covering, upvc double glazed obscure window to rear aspect.

1ST FLOOR-LANDING
6'9" x 6'3" (2.08 x 1.92)
Upvc double glazed window to right aspect.

BEDROOM ONE
13'4" x 8'3" (4.08 x 2.54)
Upvc double glazed window to front aspect, panel radiator, range of shelving to left aspect, timber effect laminate floor covering, hatch accessing roof space.

BEDROOM TWO
9'5" x 8'2" (2.88 x 2.51)
Upvc double glazed window to rear aspect, timber effect laminate floor covering, range of shelving, cupboard housing 'Ideal' gas fired central heating boiler.

BEDROOM THREE
9'2" x 6'10" (2.80 x 2.09)
Upvc double glazed window to front aspect, timber effect laminate floor covering.

FAMILY BATHROOM
7'4" x 5'2" (2.24 x 1.58)
Low-level dual flush w.c., panel bath with chrome side fill mixer tap, wash hand basin with chrome mixer tap, upvc double glazed window to rear aspect, tiled walls with decorative mosaic border, tiled floor covering, towel radiator.

EXTERNALLY
The property is accessed off Springfield Road via a wrought iron gate, which leads onto a pathway to the front entrance door. The remainder of the front is gravel chipped and enclosed behind fencing. The garden to the rear is low maintenance and features a circular [patio area, as well as double timber gates leading onto The Croft to the rear.

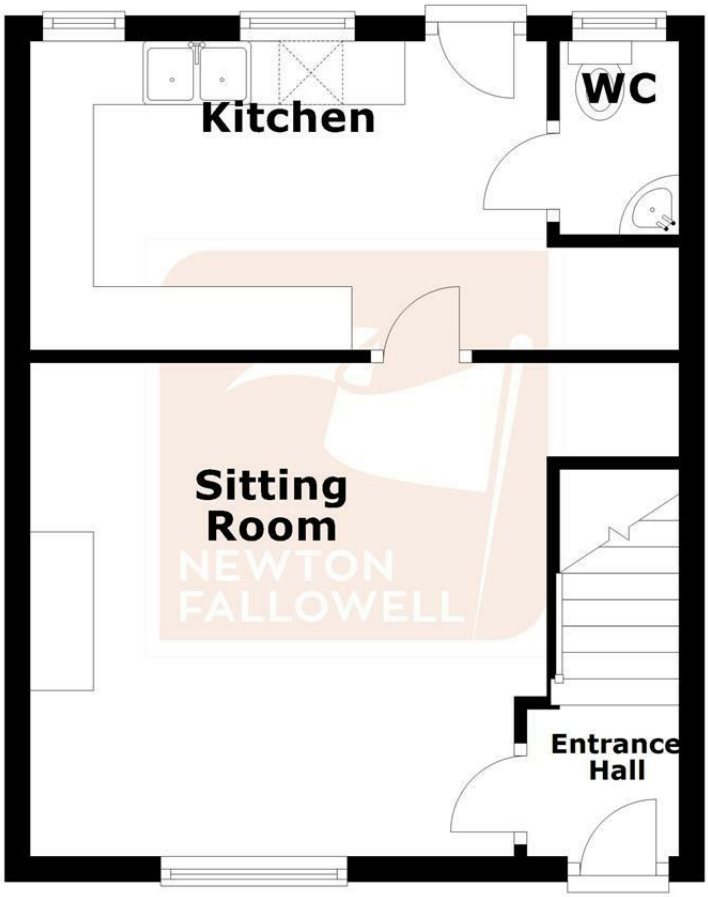
COUNCIL TAX
Band A

TENURE
Freehold

SERVICES
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

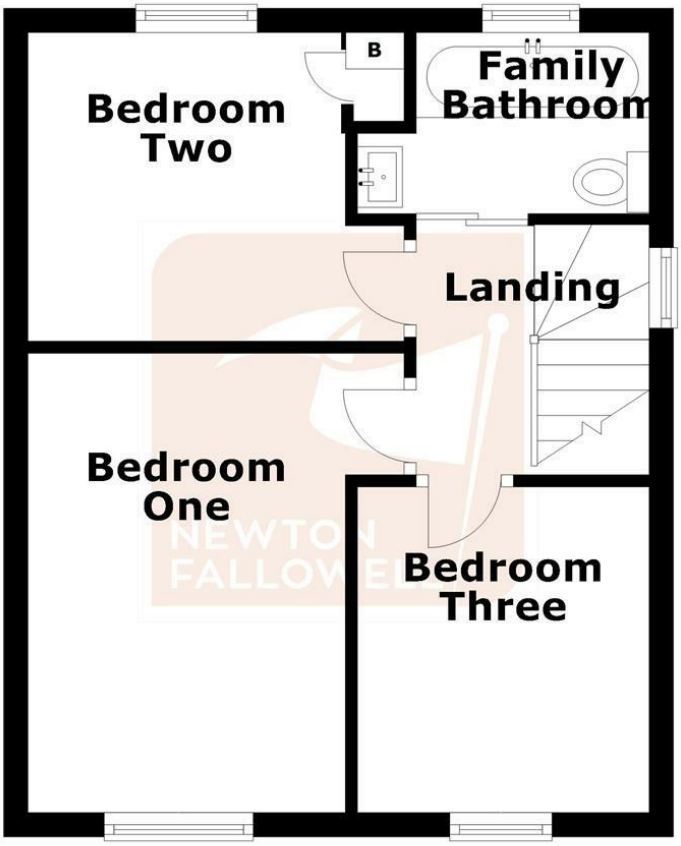
DISCLAIMER
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.

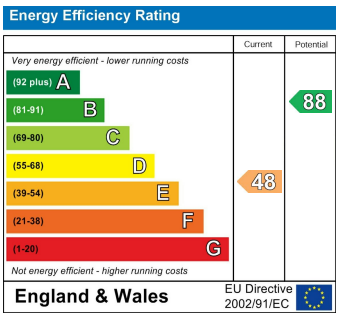
Ground Floor

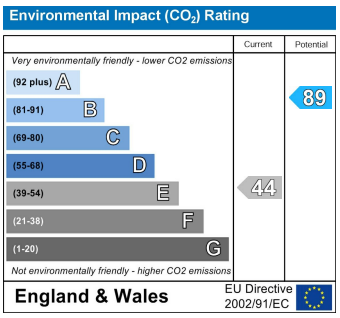


Total area: approx. 65.8 sq. metres (708.0 sq. feet)

First Floor







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