

16 Whitehall Gardens, Retford, Notts, DN22 6JH



A three bedroom semi detached house located within a small residential cul de sac, excellent location for the town center and amenities., The accommodation features Gas central heating system, built in wardrobes to all bedrooms, Upvc double glazing and briefly comprises Entrance porch, reception hall lounge, dining room, kitchen, three bedrooms, bathroom, established enclosed rear garden, attached good sized garage.

The town centre with good range of amenities is within convenient walking distance and the property is well located for the, town's railway station. Retford has good communication links and is well placed for the surrounding areas major towns and cities

Doncaster 21.9 miles, Lincoln 20.6miles, Newark 14.6 miles , Sheffield 35.1 miles, A1 Ranby 3.9miles,

(All mileages are approximate) Gross Internal Floor Area Approx 80m2(860ft2)

Guide Price: £185,000 Inspection recommended

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LOCATION

Whitehall Gardens is a small cul de sac set within established residential area of town within only a few minutes walking distance of the town centre and all its amenities. Nearby is the London Road tower retail development with Lidl supermarket. Retford is an attractive Georgian market town with good range of amenities. Well placed for the A1 giving excellent communication links through joining major towns and cities. The town has the mainline train station with direct links to London Kings Cross.

Directions

The property is easily found when leaving the town; continue over Carolgate Bridge, turning right at the traffic lights onto Albert Road. Continue for a short distance and turn left onto Thrumpton Lane and right into Whitehall Gardens, where the property will be found towards the head of the cul de sac on the right-hand side identified by our sale board

ACCOMODATION

Porch 1.59m x 1.17m

UPVC double glazed obscure front entrance door, UPVC double glazed obscure windows to the left and right aspects as well as a further door leading into;

Reception Hall- Radiator, dado rail, coving, ceiling rose

Sitting Room 4.16m(13' 7") x 4.45m(14' 7")- Feature slate effect fireplace with quarry tiled hearth, UPVC double glazed window to the front, dado, coving, radiator, Shaped archway leading into;

Dining Area 2.86m(9' 4") x 2.71m(8' 10")

UPVC Mahogany style double glazed French doors to the rear giving access to the garden, radiator, coving, dado rail

Kitchen 2.57m(8' 5") x 2.85m (9' 4")

Stainless steel single drainer sink unit set into worktops with cupboards and drawers below, matching wall cupboards and pelmet over sink unit, glazed and leaded china display cabinet, slot in gas cooker, tiled splash back and floor, UPVC double glazed windows with views over rear garden, radiator. Under stairs Store cupboard. Access to Garage incorporating utility area

Stairs from Hall to First Floor landing built in linen cupboard

Bedroom One 3.32m(10' 10") x 2.93m(9' 7") max-

Bed head recess with bedside cabinets and cupboards over, range of built in ladies and gentlemen's hanging wardrobes, radiator, coving UPVC double glazed window.

Bedroom Two 3.00m (9' 10") x 2.62m (8' 7") -

Built in hanging wardrobes, wainscot panelled features to wall, UPVC double glazed window, radiator.

Bedroom Three 2.37m(7' 8") x 2.26m(7' 5")-

built in wardrobe with dressing table, matching display shelves, radiator, UPVC double glazed window.

Bathroom 1.69m(5' 6") x 2.33m(7' 7")-

White Victorian style suite comprising panelled bath with pillar taps and Gainsborough electric shower over, pedestal wash basin with pillar taps, low flush WC, tiled walls, built in cupboard, radiator.

Outside

The property has a private driveway serving attached brick built garage 6.41m(21') x 2.91m (9' 6")- Up and over door, utility area with plumbing for washing machine, Baxi gas fired boiler, rear stable door.

Gardens and grounds

Walled front low maintenance buffer garden, gated side access to enclose rear gardens with paved patio areas, lawns and border.

Tenure

The property is understood to be freehold.

Services

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

Council Tax

Band B



Energy rating and score

This property's current energy rating is D. It has the potential to I

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current
92+	A	
81-91	B	
69-80	C	
55-68	D	58 D
39-54	E	
21-38	F	
1-20	G	

The graph shows this property's current and potential energy rat

Properties get a rating from A (best) to G (worst) and a score. the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60





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Purchasing This Property □

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.