

16 Woodbeck Rise, Retford

FIVE STAR
P R O P E R T Y



0 1 7 7 7 7 0 8 7 0 0

- Semi Detached Home
- Three Bedrooms
- Lounge & Dining Kitchen

- Conservatory
- Garden & Driveway
- EPC Rating: D

FIVE STAR
P R O P E R T Y

Offers over £135,000

www.fivestar-property.co.uk

Description

*** OFFERS OVER £135,000 - 3 BEDROOM SEMI-DETACHED FAMILY HOME *** PRICED TO SELL, NOT TO BE MISSED, to arrange a viewing please call our office to view 01777 708700, 3 Bedroom Semi-Detached Family Home, well presented spacious accommodation, ideal for first time buyers / young families, gas central heating, double glazing, modern kitchen, rear conservatory, good size bedrooms, rear garden, ample parking, popular location close to numerous local amenities including shops, schools and transport links, VIEWING HIGHLY RECOMMENDED, VIEW EARLY TO AVOID DISAPPOINTMENT

Entrance Hall

With uPVC front door, stairs to first floor accommodation and laminate flooring.

Lounge 14'5" x 11'7" (4.39m x 3.53m)

The measurement excluding the box bay uPVC front window, radiator, laminate flooring and under stairs cupboard.

Kitchen 14'6" x 10'6" (4.42m x 3.20m)

Recently refitted with a range of high gloss finish base and wall cupboards incorporating an inset stainless steel sink, gas hob with high level extractor hood and electric double oven. Splash back tiling above the work surfaces, space and plumbing for a washing machine, radiator and rear facing uPVC window.

Conservatory

Having uPVC windows and double doors, electric wall heater and tiled flooring.

Landing

With a radiator and cupboard housing the gas boiler.

Bedroom 14'4" x 8'1" (4.37m x 2.46m)

Having a radiator, rear facing window uPVC window and laminate flooring.

Bedroom 11'1" 7'8" (3.38m 2.34m)

With a radiator and front facing uPVC window.

Bedroom 7'7" x 6'3" (2.31m x 1.91m)

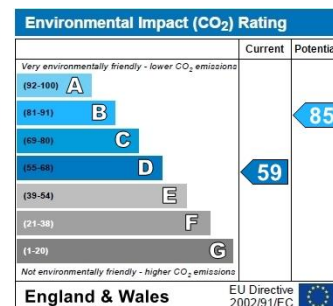
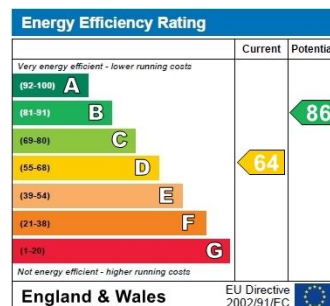
Having a radiator and front facing uPVC window.

Bathroom

With a white suite comprising of a panelled bath with shower over, pedestal wash hand basin and W.C. Tiling to the walls and a uPVC opaque window.

Outside

Lawn front garden with tarmac driveway to one side. Enclosed lawn rear garden with paved patio and enclosed by panel fencing.



IMPORTANT NOTICES

Five Star Property Ltd. for themselves and for the Vendors or Lessors of this Property give notice that: 1: These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2: All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Five Star Property Ltd. for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3: Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4: Five Star Property Ltd., and any person in its employment, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Five Star Property Ltd. for any error, omission of mis-statement in these particulars. 5: No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property Registered in England and Wales. Registration Number 06278685.