

## 6 MILL BRIDGE CLOSE RETFORD

A freehold first floor Coach House set above a row of garages, one of which belongs to the property. There is a large front aspect lounge leading to modern fitted kitchen with integrated appliances as well as two double bedrooms and bathroom.

**£120,000**

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**BROWN & CO**

Property and Business Consultants

# 6 MILL BRIDGE CLOSE, RETFORD, DN22 6FE

## LOCATION

The property is in a purpose first floor purpose built coach house which is within comfortable distance of Retford town centre, which provides comprehensive facilities, plus the mainline railway station is within walking distance and is on the London to Edinburgh InterCity line. The A1 is to the west providing links to the wider motorway network.

## DIRECTIONS

Description

## ACCOMMODATION

Half glazed door to

**ENTRANCE HALL** ceramic tiled flooring, stairs to first floor leading directly into

**LOUNGE 17'6" x 12'0" (5.36m x 3.66m)** two front aspect double glazed windows, TV and telephone points. Access to roof void. Storage cupboard. Opening to

**KITCHEN 11'8" x 5'7" (3.58m x 1.73m)** rear aspect double glazed window. A good range of base and wall mounted cupboard and drawer units, integrated fridge freezer and washer dryer as well as an electric double oven, four ring gas hob and extractor. Ample working surfaces, part tiled walls, 1 ¼ stainless steel sink drainer unit with mixer tap, ceramic tiled flooring, recessed lighting.

**BEDROOM ONE 10'8" x 8'1" (3.30m x 2.46m)** measured to front of built in double wardrobe with hanging and shelving space. Front aspect double glazed window.

**BEDROOM TWO 9'8" x 9'6" (3.00m x 2.93m)** rear aspect double glazed window.

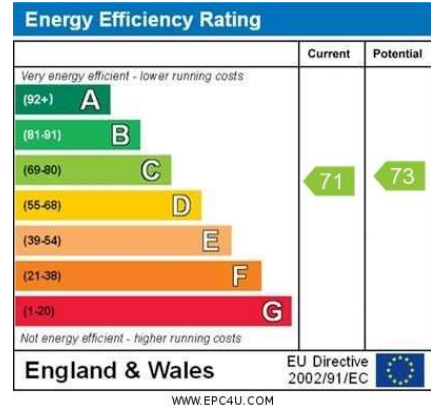
**BATHROOM** rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with handheld shower attachment. Pedestal hand basin with mixer tap, low level wc, part tiled walls, recessed lighting and extractor.

## OUTSIDE

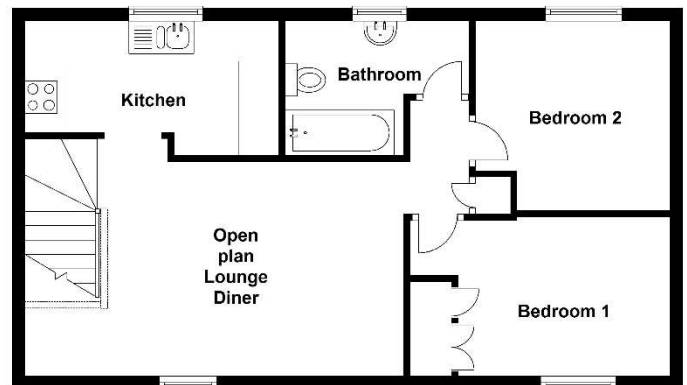
**INTEGRAL SINGLE GARAGE** housing the gas fired central heating boiler and space in front for one further vehicle.

## GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.  
Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.  
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.  
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.  
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.  
Viewing: Please contact the Retford office on 01777 709112.  
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.  
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.  
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.  
Your home may be repossessed if you do not keep up repayments on your mortgage.  
These particulars were prepared in May 2023.



## First Floor



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