



9 HILL VIEW, RETFORD

Semi detached house with two double bedrooms, good sized lounge and modern breakfast/kitchen. In addition, the property benefits from a nice sized rear garden and parking for 2-3 vehicles. New boiler installed June 2021 & bathroom 2024.

£159,950

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BROWN & CO

Property and Business Consultants

9 HILL VIEW, RETFORD, NOTTINGHAMSHIRE DN22 7FW

LOCATION

9 Hill View is located on this popular modern development in the Ordsall suburb of Retford. Open farmland is close by, as are local facilities on nearby Ollerton Road which boasts a Co-Op Local. Schools for all age groups are within comfortable distance, as is Retford town centre which provides more comprehensive shopping and recreational facilities, including a mainline railway station with fast links to London Kings Cross

DIRECTIONS

From Grove Street traffic lights, turn right onto Arlington Way and continue to the second set of traffic lights and turn right, heading south onto London Road. As you leave Retford, at the Whitehouses roundabout turn right and continue until you cross the bridge. Turn left onto High Street and take the first left onto Farm View and first right onto River View and finally, first left onto Hillview and number 9 will be found on the left hand side.

ACCOMMODATION

Half glazed uPVC door with outside light to

ENTRANCE VESTIBULE with tiled floor, understairs cupboard and opening to

KITCHEN/BREAKFAST ROOM 12' X 8' 8" (3.66m x 2.67m) rear aspect double glazed window overlooking the rear garden. Half glazed uPVC door to garden. A good range of cream coloured base and wall mounted cupboard and drawer units, one housing wall mounted gas fired central heating boiler (installed in July 2021). Single stainless steel sink/drain unit and mixer tap. Wood effect work surfaces. Space and plumbing for washing machine, freestanding cooker with charcoal extractor canopy above and freestanding fridge. Part tiled walls. Spotlight.

LOUNGE 14' 3" x 12' (4.34m x 3.66m) front aspect double glazed bow window with views to the front garden and fitted window shutters. TV point. Central heating programmer/timer. Stairs to

FIRST FLOOR LANDING side aspect double glazed window and fitted window shutters, access to roof void. Doors to

BEDROOM ONE 12' x 8' 8" (3.66m x 2.86m) rear aspect double glazed window with views to garden and fitted window shutters.

BEDROOM TWO 12' 10" x 8' 4" (3.66m x 2.56m) front aspect double glazed window with views to garden and fitted window shutters.

BATHROOM 8' 8" x 4' 8" (2.68m x 1.49m) refitted in 2024. Three piece white suite with panelled enclosed bath, mains fed shower with hand held attachment and raindrop shower head, pedestal hand basin with mixer tap and splash back, part tiled walls and patterned flooring. Chrome towel rail/radiator. Over stairs storage cupboard.

OUTSIDE

FRONT is low maintenance and has circular patio with stone resin surround. **DRIVEWAY** with parking for 2-3 vehicles and wall and gate

leading to

REAR GARDEN fenced to all sides. Full width paved patio with external water supply. Area of lawn with raised beds. Timber shed.

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.

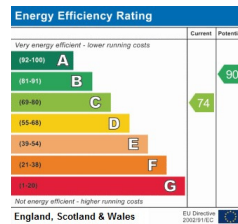
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

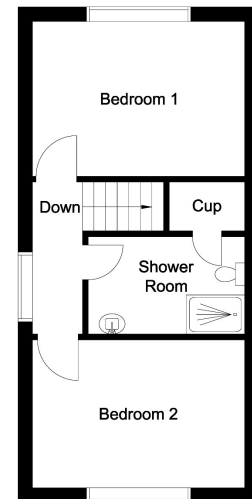
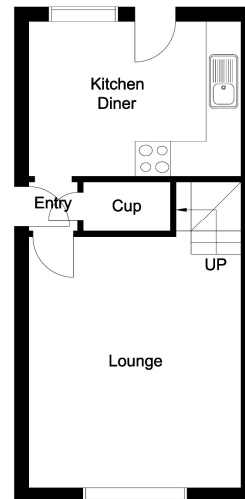
Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were revised in May 2024.



Ground Floor

First Floor



IMPORTANT NOTICES

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