



## 10 BEECHWAYS ORDSALL, RETFORD

An older style three bedroom semi detached home set on a good plot and could provide the great possibility of extending, subject to usual planning consent but currently comprises dual aspect lounge, separate dining room and galley kitchen. Hardstanding for two/three vehicles as well as a good sized rear garden.

**£169,950**

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**BROWN & CO**

Property and Business Consultants



# 10 BEECHWAYS, ORDSALL, RETFORD, DN22 7RL

## LOCATION

Beechways is located in the Ordsall suburb of Retford with a Co-op and Spar convenience stores within comfortable distance as well as post office and schools for all age groups. Retford town centre is within east access providing comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 and A57 are also equidistant providing links to the wider motorway network.

## DIRECTIONS

What3wordsw///funds.admire.both

## ACCOMMODATION

Part glazed UPVC door to

ENTRANCE HALL with laminate flooring, stairs to first floor landing.

LOUNGE 20'0" x 10'0" (6.14m x 3.05m) double glazed front aspect window. Recessed coal effect gas fire. TV point. Double glazed French doors into the rear garden and return door to kitchen.

DINING ROOM 11'10" x 8'9" (3.65m x 2.72m) front aspect double glazed window. Recessed display alcoves, side aspect double glazed window. Laminate flooring, under stairs storage cupboard.

KITCHEN 12'2" x 6'2" (3.71m x 1.89m) rear aspect double glazed window and half glazed door to garden. A range of beech coloured base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine and under counter fridge. Built in electric oven, four ring gas hob with stainless steel extractor canopy over. Working surfaces, part tiled walls. Cupboard housing wall mounted gas fired central combination boiler. Return door to lounge.

## FIRST FLOOR

LANDING with access to roof void.

BEDROOM ONE 12'7" x 10'6" (3.87m x 3.24m) front aspect double glazed window. TV aerial lead.

BEDROOM TWO 11'8" x 9'2" (3.58m x 2.81m) front aspect double glazed window.

BEDROOM THREE 9'2" x 7'0" (2.79m x 2.17m) rear aspect double glazed window with views to the garden. TV aerial lead.

BATHROOM rear aspect obscure double glazed window. Panel enclosed bath with mixer tap. Vanity unit with inset sink, mixer taps and cupboard below. Walk in tiled shower cubicle with mains fed shower and bifold doors. Recessed lighting, chrome towel rail

radiator, part tiled walls.

SEPARATE WC double glazed window overlooking the rear. White low level wc. Part tiled walls, recessed lighting.

## OUTSIDE

From Beechways there is access to the hardstanding providing space for 2-3 cars. The garden is fenced to all sides with a good area of lawn and established shrubs. There is an ATTACHED CARPORT in need of some repair. Wooden gate giving access to the rear garden. Two brick built outbuildings.

The rear garden is fenced and hedged to all sides and is lawned. External water supply.

## 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.

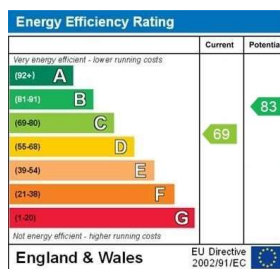
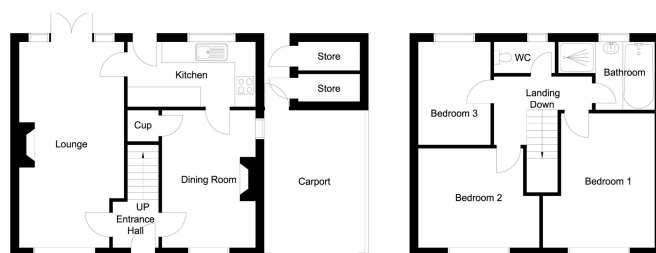
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them 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 July 2024.

Ground Floor

First Floor



## IMPORTANT NOTICES

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