



## 12 HILLVIEW RETFORD

Modern two bedroom semi detached bungalow in need of general refurbishment but offering well planned, bright living space in this popular location. Gas fired central heating and off road parking.

**£159,000**

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**BROWN & CO**

Property and Business Consultants

12 HILLVIEW, RETFORD, DN22 7FW

LOCATION

The property is situated in the popular cul-de-sac of Hill View lying just off High Street in the old Ordsall district of the town. Local Ordsall amenities are on hand and the town centre is a short car journey away. Retford is served by a full provision of residential amenities and has an excellent transport network including the A1M to the west from which the wider motorway network is available and direct rail service into London Kings Cross (approx. 1hr 30 mins).

DIRECTIONS

What3words:///caked.arrived.trails

ACCOMMODATION

ENTRANCE HALL

LOUNGE 17’2” x 9’8” (5.23m x 2.94m) front aspect.

KITCHEN 8’10” x 6’6” (2.69m x 1.98m) range of ivory coloured units with woodblock effect worktops and ceramic tiled splashbacks. Side entrance door, tiled flooring, Ideal gas fired central heating boiler.

INNER HALL useful cupboard. Access hatch to roof void.

BEDROOM ONE 12’0” x 7’10” (3.66m x 2.39m) minimum dimensions measured to front of range of mirrored wardrobes. Rear aspect.

BEDROOM TWO 8’10” x 8’0” (2.69m x 2.43m) rear aspect.

SHOWER ROOM tiled and Wet Room style, featuring electric shower, wc and wall hung basin.

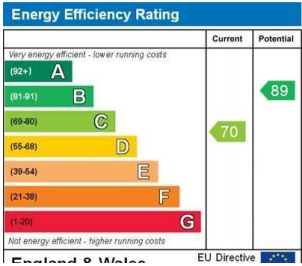
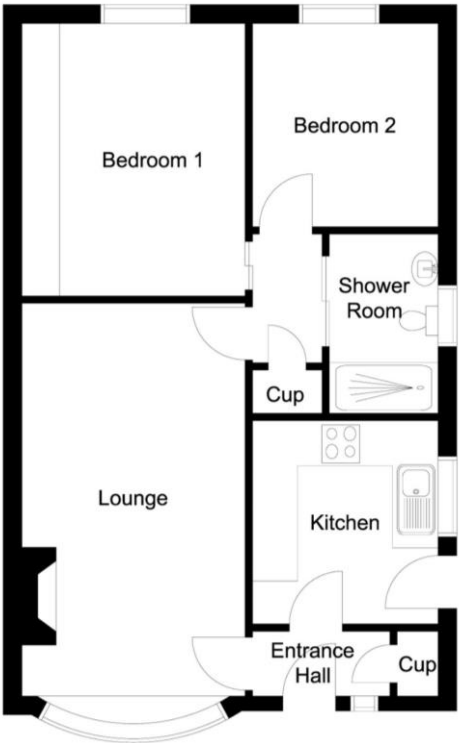
OUTSIDE

Situated to the head of the cul-de-sac with open planned front garden, hard landscaped for ease of maintenance. A paved driveway facilitates off road parking continuing through gates to side parking area.

Enclosed rear garden.

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 B.  
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 February 2025.



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