



## 10 WILLIAM GARDENS RETFORD

A three bedroom mid terraced house built by Linden Homes to their Everleigh design. The property is being offered for sale on a shared ownership and offers a front aspect lounge, a modern well appointed kitchen dining room, as well as en suite facilities to the master bedroom. There is an enclosed rear garden with pedestrian access to the rear leading to the two off road parking spaces which are to the side of no. 12.

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**BROWN & CO**

Property and Business Consultants

**£95,000 (for 50% share)**

# 10 WILLIAM GARDENS, RETFORD, DN22 6UJ

## LOCATION

The property is situated off the main Tiln Lane on the approach to Badgers Chase. As such it is on the edge of town meaning that country walks are on hand and the town centre, with its full range of facilities a short car journey away. The area has an excellent transport network with the A1(M) lying to the west, from which a wider motorway network is available and the town has a direct rail service into London Kings Cross (approx. 1 hour 30 mins). Leisure amenities and educational facilities (both state and independent) are well catered for.

## DIRECTIONS

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## ACCOMMODATION

Half glazed composite door into

**ENTRANCE HALL** porcelain tiled flooring, contemporary radiator and door to

**CLOAKROOM** front aspect obscure double glazed window. White low level wc, tiled splashback, pedestal hand basin with mixer tap, porcelain tiled floor.

**LIVING ROOM 14'2" x 12'2" (4.32m x 3.73m)** front aspect double glazed window. TV and telephone points. Acoustic wall cladding, stairs to first floor landing. Glazed door to kitchen. Rear aspect double glazed window. French doors leading into the garden.

**KITCHEN 15'6" x 10'4" (4.75m x 3.18m)** well appointed with dove grey coloured base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap. Integral washer dryer and dishwasher. Built-in electric oven, four ring gas hob and with stainless steel extractor above. Space for upright fridge freezer, ample working surfaces with matching upstands, tiled flooring, under stairs storage cupboard, TV lead, contemporary radiator. Stairs to

**FIRST FLOOR GALLERY STYLE LANDING** access to roof void, built-in storage cupboard.

**BEDROOM ONE 12'0" x 11'4" (3.66m x 3.47m)** maximum dimensions, front aspect double glazed window. TV point, door to

**EN SUITE SHOWER ROOM** front aspect obscure double glazed window. Tile enclosed shower cubicle with bi-fold glazed screen. Mains fed shower attachment, pedestal hand basin with tiled splashback and mixer tap. Low level wc, extractor.

**BEDROOM TWO 8'7" x 7'8" (2.66m x 2.37m)** rear aspect double glazed window.

**BEDROOM THREE 7'8" x 6'6" (2.37m x 2.01m)** rear aspect double glazed window.

**BATHROOM** three piece white suite of panel enclosed bath with handheld mixer tap/shower attachment. Pedestal hand basin with mixer tap and splashback. Low level wc, part tile walls and extractor.

## OUTSIDE

Small buffer style garden with some shrubs.

The rear garden is fenced to all sides, full width paved patio with external water supply. A good area of lawn with sleeper edging. Path to the rear with pedestrian gate giving access to the rear of the properties and to the two off road parking spaces.

## AGENTS NOTE

1. The following additional charges apply, these charges are variable and you are advised to check the up to date costs before entering a legal commitment to purchase:-

Monthly rent £270.58

Monthly Lease Management Charge £25.02

Annual Buildings Insurance £8.40

2. LEASE 999 years from 30 June 2022

## GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is leasehold 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.

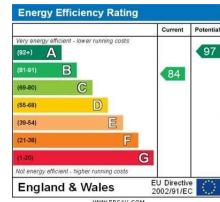
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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.

These particulars were prepared in November 2025.



## IMPORTANT NOTICES

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