



87 Holdenby Close, Retford, DN22 6UA



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£135,000



This well-maintained property at 87 Holdenby Close features three bedrooms, a modern bathroom, and a spacious lounge leading to an enclosed rear garden. Perfect for a first time buyers or families.





Entrance Hallway 3.38m x 0.95m (11'1" x 3'1")

Double glazed composite front door with obscure glass, single panel radiator.

Garage (Store) 2.16m x 2.47m (7'1" x 8'1")

Store with concrete base and garage door.

Office 3.58m x 2.42m (11'8" x 7'11")

Overhead storage cupboards, wooden flooring throughout.

Kitchen 4.09m x 1.74m (13'5" x 5'8")

Floor and wall mounted cupboards, wine racking, space for free standing fridge freezer, 'New World' oven with eight ring gas hob, stainless steel one and a half bowl sink with drainer, tiled flooring throughout, double glazed window to front aspect, 'Potterton' boiler and space for tumble dryer.

Lounge 3.7m x 5.34m (12'1" x 17'6")

Fireplace with surround, TV point, single panel radiator, sliding doors to rear aspect, double glazed window to rear aspect, double panel radiator, under stairs storage.

Bedroom One 2.51m x 3.51m (8'2" x 11'6")

Double glazed window to front aspect, single panel radiator, TV point.

Bedroom Two 3.9m x 2.52m (12'10" x 8'4")

Double glazed window to rear aspect, single panel radiator, TV point.

Bedroom Three 2.72m x 2.74m (8'11" x 9'0")

Double glazed window to rear aspect, TV point, single radiator.

Bathroom 2.48m x 1.71m (8'1" x 5'7")

Dual flush toilet, double glazed obscure glass window to front aspect, wall-mounted heated towel rail, pedestal wash hand basin, single panel bath with shower unit above and screen.

Stairs and Landing

Obscure glass window to left aspect. Storage cupboard.

Garden and Grounds

Enclosed rear garden with patio area and lawn. Driveway to front.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

Addition Auctioneer comment:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or**

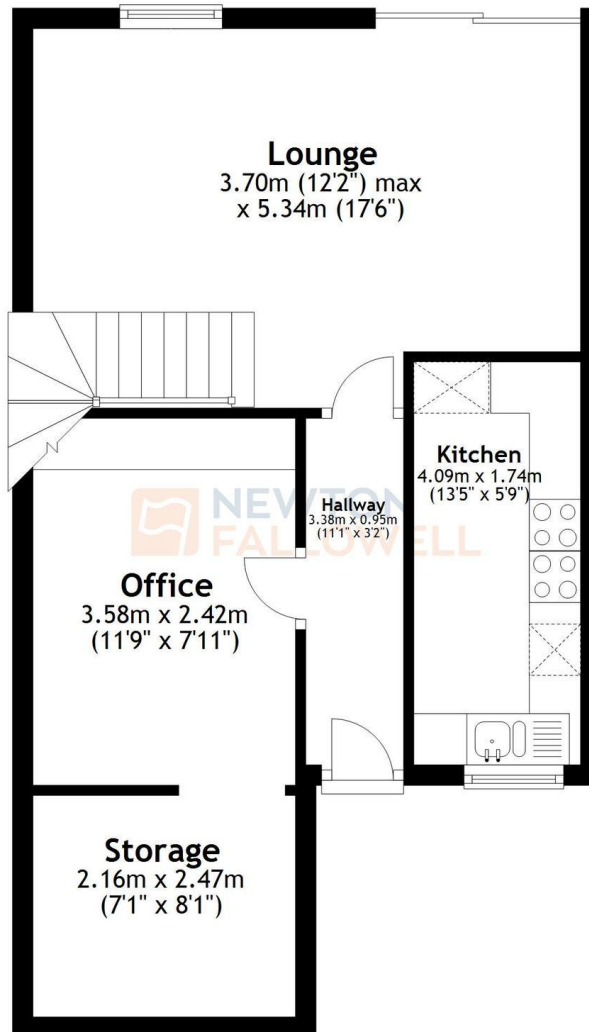
Land Title purchase.

Auctioneers Additional Comments

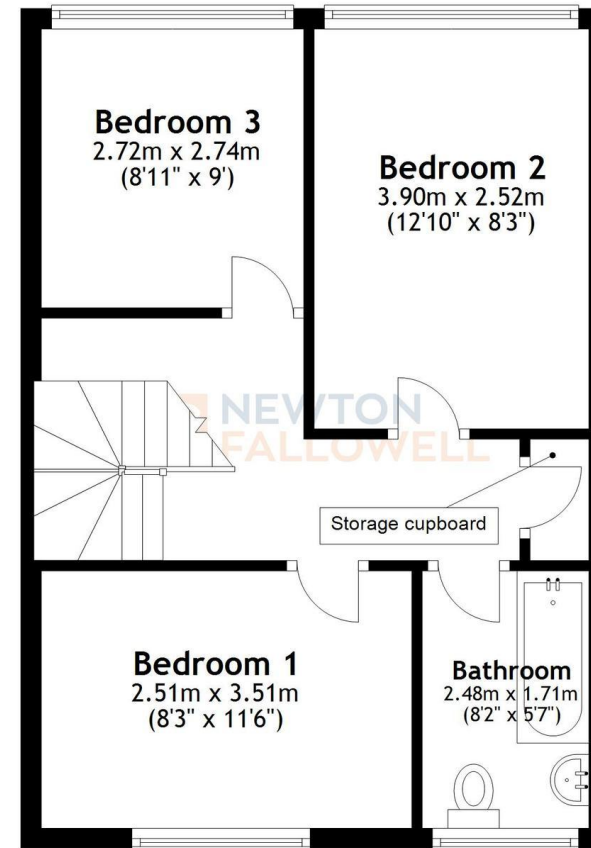
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

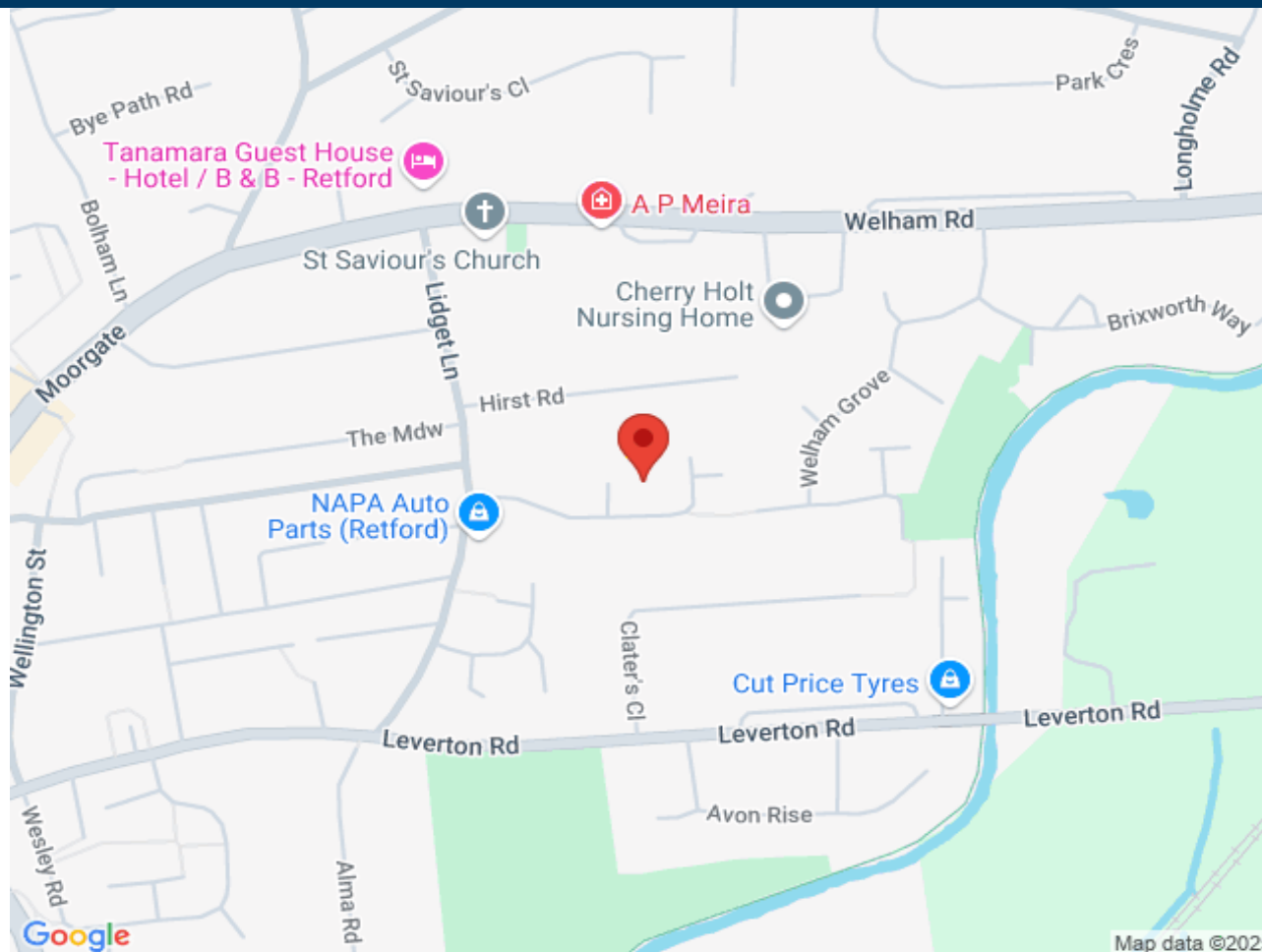
Ground Floor



First Floor



Total area: approx. 86.0 sq. metres (926.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		