



Bankside, Retford DN22 7UW

welcome to

Bankside, Retford

****RIVERSIDE LOCATION**** Offered with no onward chain is this generously proportioned three bedroom detached home positioned in a highly regarded location in the popular Ordsall area of Retford. The property has an extensive garden leading down to the River Idle with views over countryside beyond.



Entrance Porch

With double glazed composite door.

Entrance Hall

With central heating radiator.

Lounge Diner

23' 1" x 13' 9" (7.04m x 4.19m)

Feature fire surround with living flame gas fire, two central heating radiator and double glazed window and patio doors to the garden.

Kitchen

10' 6" x 8' 4" (3.20m x 2.54m)

Fitted with wall and base units, complementary work surfaces with sink and drainer unit. With integrated gas hob and electric oven. Space for slimline dish washer and washing machine. Central heating radiator and double glazed window and door.

Landing

Staircase leading to landing with airing cupboard, loft access and double glazed window.

Bedroom One

13' 4" x 9' 5" (4.06m x 2.87m)

Neutral decor with central heating radiator and double glazed window.

Bedroom Two

8' 4" plus recess x 11' 5" (2.54m plus recess x 3.48m)

Neutral decor, fitted wardrobes and central heating radiator.

Bedroom Three

9' including bulkhead x 7' 3" including bulkhead (2.74m including bulkhead x 2.21m including bulkhead)

Neutral decor, central heating radiator and double glazed window.

Bathroom

Fitted with wc, wash hand basin and bath with shower above. Splash back tiling, central heating radiator and double glazed window.

Front Garden

Lawned garden with plant, shrubs and side hedge.

Drive

Side drive leading to the integral garage.

Garage

Integral garage with power, light, loft area, up and over door and a rear courtesy door.

Rear Garden

Orchard with plum and apple trees, spring flowers. Beautiful mature gardens wit views beyond of the Nottinghamshire countryside. Gated to both sides.

Two Sheds**Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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welcome to

Bankside, Retford

- ****NO UPWARD CHAIN****
- Superb Riverside Location
- Generously proportioned three bedroom detached home
- Huge potential
- Fantastic rear gardens with countryside views

Tenure: Freehold EPC Rating: C

£280,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
RFD107555 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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