



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.

SCAN TO BID!!



 **william h brown**



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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



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Bankside, Retford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ****NO UPWARD CHAIN****
- Superb Riverside Location

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD107555 - 0009

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