



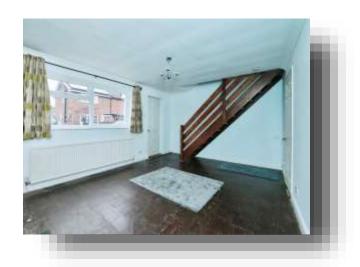




welcome to

Whitehall Court, Retford

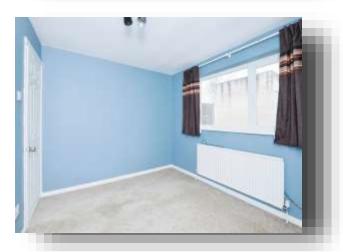
This is a GENEROUSLY APPOINTED three bedroom semi-detached home, positioned to the very fringes of Retford town centre and in close proximity to many amenities.













Entrance Porch

Double glazed window and door.

Cloakroom

Fitted with wash hand basin and a w.c. Complementary flooring and double glazed window.

Lounge

16' 11" x 12' 10" (5.16m x 3.91m)

Modern decor, feature fire surround with an electric fire, central heating radiator and double glazed window.

Dining Kitchen

17' x 12' 4" (5.18m x 3.76m)

Fitted with a range of beech effect wall and base units, complementary work surfaces and a sink and drainer. Integrated appliances including fridge, freezer, dish washer and washing machine. Space for cooker. Tiled flooring. Double glazed window and double glazed patio doors.

Utility Room

11' 10" \times 7' 10" ($3.61m \times 2.39m$) Loft access, central heating radiator and double glazed window and door.

Landing

Staircase leading to the landing with loft access.

Bedroom One

13' 8" x 8' 11" plus recess (4.17m x 2.72m plus recess) Fitted wardrobes, central heating radiator and a double glazed window.

Bedroom Two

10' 10" x 9' 3" (3.30m x 2.82m)

Modern decor, central heating radiator and a double glazed window.

Bedroom Three

10' 11" max x 6' 10" max (3.33m max x 2.08m max) L shaped room with a central heating radiator and double glazed window.

Bathroom

9' 3" x 5' 9" (2.82m x 1.75m)

Fitted with a white three piece suite with electric shower over the bath. Fully tiled floors, heated towel rail and double glazed window.

Exterior

To the front is a gravel garden with plants and wall to the side. To the rear are lawned gardens with a paved patio, enclosed by fence and gated.

Garage

16' 4" x 11' 8" (4.98m x 3.56m) Side door to integral garage with rear courtesy door, boiler and up and over door.





welcome to

Whitehall Court, Retford

- NO UPWARD CHAIN
- Three double bedroom semi detached house
- Lounge, dining kitchen and utility
- Enclosed rear garden
- Integral garage

Tenure: Freehold EPC Rating: Awaited

£180,000









view this property online williamhbrown.co.uk/Property/RFD108917



Property Ref: RFD108917 - 0002 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD, Nottinghamshire, DN22 6JR



williamhbrown.co.uk