

**Hillcrest Mews, Retford DN22 6RB** 



# welcome to

# **Hillcrest Mews, Retford**

\*\*IDEAL FOR FIRST TIME BUY OR INVESTMENT OPPORTUNITY\*\* Two double bedroom mid townhouse with a dining kitchen and lounge, enclosed front garden, plus off street parking and outside storage. Ideally located to access Retford town centre, good local schools and amenities.











#### **Dining Kitchen**

15' 4" x 9' 10" (4.67m x 3.00m) Light oak wall and base units, worksurfaces plus a sink and drainer. Integrated gas hob, integrated electric oven, space for a washing machine plus a double glazed window and door.

#### Lounge

18' 8" x 9' 7" ( $5.69m \times 2.92m$ ) Double glazed window and door, central heating radiator and coving to the ceiling.

### First Floor

**Landing** Double glazed window and a storage cupboard.

### Bedroom 1

16' 7" x 8' 5" max ( 5.05m x 2.57m max ) Double glazed window and a central heating radiator.

#### Bedroom 2

12' 10" x 9' 10" plus recess (  $3.91m\ x$  3.00m plus recess ) Two double glazed windows, central heating radiator and loft access.

**Bathroom** Three piece white suite with a shower above.

### Exterior

To the front is a fenced and gated garden plus an external store. To the rear is off street parking plus an external store.





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# **Hillcrest Mews, Retford**

- IDEAL FOR FIRST TIME BUY OR INVESTMENT.
- Two double bedroom town house
- Good sized lounge and dining kitchen
- Off street parking to the rear of the property
- Enclosed garden area to the front

Tenure: Freehold EPC Rating: C

offers over

£110,000

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Property Ref: RFD109101 - 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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