



The Limes Goosemoor Lane, Retford DN22 7JA

welcome to

The Limes Goosemoor Lane, Retford

Formally known as the Coach House. Detached property with huge potential for renovation with the relevant planning consent. Positioned to the fringes of the Georgian market town of Retford in the well regarded London Area Retford.



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 £300 inc VAT towards the preparation cost of the pack.

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 Hall

Central heating radiator and single glazed door to the front.

Bathroom

Fitted with wc, wash hand basin and bath. Tiled floor and walls, central heating radiator and rear facing single glazed window.

Lounge

17' 8" x 12' max (5.38m x 3.66m max)

Two central heating radiators and single glazed window to the front.

Kitchen

17' 11" x 10' 11" (5.46m x 3.33m)

Fitted with base units, work surfaces and sink and drainer unit.

Electric oven and gas hob. Central heating radiator and single glazed window to the front.

Utility Room

7' 1" x 4' 9" (2.16m x 1.45m)

Plumbing for washing machine and central heating boiler.

Lean To Conservatory

12' 6" x 16' 5" (3.81m x 5.00m)

Fitted with sink and drainer.

Landing

14' 2" max to wardrobe back x 5' 4" (4.32m max to wardrobe back x 1.63m)

Stairs from the study with fitted wardrobes, central heating radiator and single glazed window to the side.

Bedroom One

23' 7" x 13' 11" with sloping ceiling (7.19m x 4.24m with sloping ceiling)

Central heating radiator, wc, wash hand basin and single glazed window to the front.

Garden

Mainly lawned garden with slabbed drive, raised pond, drive and double gates.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached one bedroom property
- Lounge, kitchen, utility, bathroom and lean to conservatory downstairs

Tenure: Freehold EPC Rating: E

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109115 - 0005

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