



Chequers Close, Ranby RETFORD DN22 8JX

welcome to

Chequers Close, Ranby RETFORD

Substantial detached family property with plenty of living accommodation downstairs. Four double bedrooms with en suite to the master bedroom, Jack & Jill bathroom and main bathroom to the first floor. Mature front and rear gardens, double garage and wooden pool house with a HEATED SWIMMING POOL



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

Complementary flooring and double glazed door.

Study

7' 7" x 5' 2" (2.31m x 1.57m)
1/2 and 1/2 decor with double glazed curved window.

Lounge

26' 1" x 21' 5" (7.95m x 6.53m)
Spacious lounge with multi fuel stove, coving to the ceiling, wood block flooring and three central heating radiators. Double glazed window and 2 sets of double glazed french doors.



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Conservatory

Tiled flooring, two central heating radiators, double glazed windows and door.

Dining Room

13' x 9' 7" (3.96m x 2.92m)
Coving to the ceiling, central heating radiator, double glazed window and wood block flooring.

Inner Hall

Storage cupboards and central heating radiator.

Kitchen

12' 4" x 12' 11" (3.76m x 3.94m)
Fitted with a good range of white wall and base units, granite work surfaces, breakfast bar and 1 1/2 sink and drainer unit. Integrated appliances including electric induction, electric double oven and extractor. American fridge freezer. Complementary flooring, central heating radiator and double glazed window.

Ground Floor Shower Room

Fitted with wc built into unit, wash hand basin and shower pod with massage jets. Complementary flooring and heated towel rail.

Landing

Staircase leading to the landing with airing cupboard, loft access, central heating radiator and double glazed window.

Bedroom One

16' 2" x 11' 8" (4.93m x 3.56m)
Wooden flooring, central heating radiator and double glazed window.

En Suite

Fitted with three piece suite with shower over the bath, storage cupboard and central heating radiator.

Bedroom Two

13' 4" x 13' (4.06m x 3.96m)
1/2 and 1/2 decor, built in wardrobe, central heating radiator and double glazed window.

Jack And Jill Bathroom

Connected to bedroom two and landing. Fitted with high flush wc, bidet, wash hand basin and freestanding bath with shower above. Storage cupboard and two central heating radiators.

Bedroom Three

12' 11" x 10' 8" plus recess (3.94m x 3.25m plus recess)
Fitted storage, built in wardrobe, complementary flooring, central heating radiator and double glazed window.

Bedroom Four

8' 5" x 10' 7" plus recess (2.57m x 3.23m plus recess)
Good sized double room with built in wardrobes, complementary flooring, central heating radiator and double glazed window.

Front Garden

Lawned garden with mature plants, shrubs and trees including pine and silver birch.

Poolhouse

24' 6" x 25' (7.47m x 7.62m)
Large wooden poolhouse with indoor heated swimming pool.

Driveway

Driveway leading to double garage.

Double Garage

19' 3" x 16' 9" (5.87m x 5.11m)
Integrated double garage with electric up and over door, washing machine, power and light.

Greenhouse Rear Garden

Large lawned garden area.

Stables/Man Cave

11' 10" x 22' 11" (3.61m x 6.99m)

Tackroom/Storage

Irregular Shaped Room x (x)

welcome to

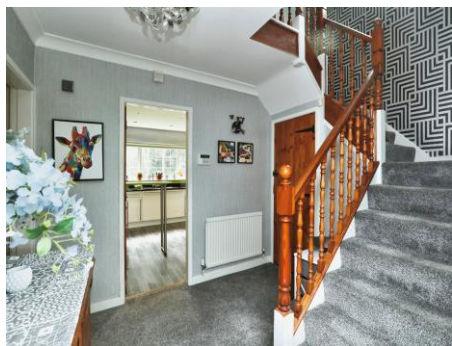
Chequers Close, Ranby RETFORD

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Substantial four bedroom detached property
- Wooden poolhouse with a heated swimming pool

Tenure: Freehold EPC Rating: D

guide price

£520,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD107040 - 0005

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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.



william h brown



01777 704248



retford@williamhbrown.co.uk



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



williamhbrown.co.uk