



Station Avenue, Ranskill Retford DN22 8LF

welcome to

Station Avenue, Ranskill Retford

Deceptively spacious FOUR bedroom semi-detached home arranged over three levels. Generously appointed internal accommodation including two reception rooms. The 2nd floor master bedroom has an ensuite and there are three further 1st floor bedrooms. Great sized gardens and off street parking.



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 Hall

Under stairs storage, spotlights, central heating radiator and double glazed door to the front.

Lounge

13' 7" x 11' 6" (4.14m x 3.51m)
Central heating radiator and front facing double glazed window.

Dining Room

8' 8" x 8' 6" (2.64m x 2.59m)
Laminate flooring, central heating radiator and double glazed patio doors to the rear,

Kitchen

8' 10" x 9' 6" (2.69m x 2.90m)
Fitted with white gloss wall and base units, complementary work surfaces, tiled splash back and 1 1/2 bowl stainless steel sink and drainer. Space for American fridge freezer. Freestanding electric oven with extractor above. Spotlights to the ceiling, central heating radiator, double glazed window to the rear and double glazed door to the side.

Landing

Stairs to the second floor. Spotlights, central heating radiator and double glazed window to the side.

Bedroom Two

9' 9" x 10' 10" (2.97m x 3.30m)
Central heating radiator and rear facing double glazed window.

Bedroom Three

12' 3" x 6' 10" plus recess (3.73m x 2.08m plus recess)
Central heating radiator and front facing double glazed window.

Bedroom Four

8' 11" narrowing to 4' 11" x 9' 2" (2.72m narrowing to 1.50m x 2.79m)
Central heating radiator and front facing double glazed window.

Bathroom

Fitted with wc, wash hand basin, bath with electric shower over and glass shower screen. Extractor fan, spotlights to the ceiling, fully tiled and chrome heated towel rail.

Second Floor

Bedroom One

16' 7" inc sloping ceiling x 9' 4" plus recess (5.05m inc sloping ceiling x 2.84m plus recess)
Eaves storage, two velux style windows and central heating radiator.

En Suite

Fitted with wc, wash hand basin and shower cubicle. Extractor fan, velux style window and fully tiled.

Exterior

To the front of the property is a pebbled driveway and a paved garden area. To the rear is a lawned garden with pebbled borders and enclosed by fence.



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Station Avenue, Ranskill Retford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four bedroom semi-detached home
- Popular village location - many amenities

Tenure: Freehold EPC Rating: C

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109297 - 0003

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.



william h brown



01777 704248



retford@williamhbrown.co.uk



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



williamhbrown.co.uk