



**Arkwright Street, Gainsborough DN21 2QJ**

**welcome to**

**Arkwright Street, Gainsborough**

PUBLIC NOTICE - 2 Arkwright Street, Gainsborough, DN21 2QJ - We are acting in the sale of the above property and have received an offer of £60,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating: D



### **Entrance Hall**

With stairs to the first floor and a central heating radiator.

### **Lounge**

11' 10" x 11' 1" into recess ( 3.61m x 3.38m into recess )  
With a front facing double glazed window and is open plan to the dining room.

### **Dining Room**

12' 8" x 11' 11" ( 3.86m x 3.63m )  
With a rear facing double glazed window, central heating radiator and a storage cupboard.

### **Kitchen**

8' 4" x 7' 7" ( 2.54m x 2.31m )  
With a range of wall and base units with worksurfaces over and a stainless steel sink and drainer unit inset. Electric oven, gas hob, tiling to the splashback, a central heating radiator, under stairs cupboard and a side facing double glazed window.

### **Rear Porch**

With a side facing door to the court yard.

### **Ground Floor Bathroom**

Fitted with a bath, WC, wash hand basin and a side facing double glazed window.

### **Landing**

With access to the loft.

### **Bedroom One**

15' 3" into recess x 11' 10" ( 4.65m into recess x 3.61m )  
With a front facing double glazed window and a central heating radiator.

### **Bedroom Two**

12' x 10' 3" into recess ( 3.66m x 3.12m into recess )  
With a rear facing double glazed window and a central heating radiator.

### **Bedroom Three**

11' 2" x 8' 5" ( 3.40m x 2.57m )  
With laminate flooring, side facing double glazed window and a central heating radiator.

### **Exterior**

To the rear of the property is a gravelled courtyard garden.



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## **Arkwright Street, Gainsborough**

- End terraced house
- Three bedrooms
- Lounge and dining room
- Ground floor bathroom
- Courtyard garden

Tenure: Freehold EPC Rating: D

**£60,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD109318 - 0006

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.



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