



Station Avenue, Ranskill RETFORD DN22 8LQ

welcome to

Station Avenue, Ranskill RETFORD

Offered with NO UPWARD CHAIN is this three bedroom semi-detached home, positioned in the well served and popular village of Ranskill. An IDEAL FIRST BUY or INVESTMENT with a great rental yield.



Cloakroom

Single glazed window and a w.c.

Lounge

16' 7" x 12' 4" max (5.05m x 3.76m max)

Feature fire surround with a living flame gas fire, single glazed window, central heating radiator and laminate flooring.

Kitchen

11' 4" x 9' 10" (3.45m x 3.00m)

Fitted with a range of wall and base unit with a one and a half sink and drainer. Space for a fridge, plumbing for a washing machine and an integrated oven and hob with an extractor above. Central heating radiator, splashback tiling and a double glazed window.

Utility

10' 1" x 7' 10" max (3.07m x 2.39m max)

Space for a fridge, single glazed window.

First Floor

Landing

Single glazed window, airing cupboard and a central heating radiator.

Bedroom One

12' 6" max x 11' 4" (3.81m max x 3.45m)

Single glazed window and a central heating radiator.

Bedroom Two

11' 4" x 10' (3.45m x 3.05m)

Single glazed window, fitted storage and a central heating radiator.

Bedroom Three

9' 6" max x 8' 1" (2.90m max x 2.46m)

Single glazed window, storage above the bulkhead and a central heating radiator.

Bathroom

Fitted with a three piece suite, central heating radiator and a single glazed window.

Exterior

To the front is a shaped lawned garden, to the rear is a paved patio and a lawned garden enclosed by fence.

Parking

Communal parking to the rear.



view this property online williamhbrown.co.uk/Property/RFD109347



welcome to

Station Avenue, Ranskill RETFORD

- ****NO UPWARD CHAIN****
- Three bedroom semi-detached home
- Popular village location
- Generous rear garden
- Ideal first buy

Tenure: Freehold EPC Rating: D

£145,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD109347



Property Ref:
RFD109347 - 0007

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