



Mill Bridge Close, Retford DN22 6FE

welcome to

Mill Bridge Close, Retford

****NO UPWARD CHAIN**** Investor or first time buyer opportunity. Ground floor one bedroom flat with kitchen, lounge and bathroom and one allocated parking space. Located within walking distance of Retford town centre.



Entrance Hall

Two storage cupboards and a central heating radiator.

Lounge

13' x 12' 7" (3.96m x 3.84m)

Neutral decor, central heating radiator and double glazed window.

Kitchen

11' x 6' 5" (3.35m x 1.96m)

Fitted with a range of beech finish wall and base units, sliding larder unit, complementary work surfaces, splash back tiling and stainless steel 1 1/2 sink and drainer. Integrated appliances including fridge freezer, washer dryer, gas hob and electric oven. Tiled flooring and central heating radiator.

Bedroom One

11' 4" to rear of wardrobes x 9' (3.45m to rear of wardrobes x 2.74m)

Neutral decor with fitted wardrobes, central heating radiator and double glazed window.

Bathroom

6' 8" x 6' 6" (2.03m x 1.98m)

Fitted with three piece white suite, splash back tiling, complementary flooring and central heating radiator.

Parking

One allocated parking space.



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Mill Bridge Close, Retford

- NO UPWARD CHAIN
- One bedroom ground floor flat
- Investor or first time buyer opportunity
- Allocated parking space
- Walking distance to town centre

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£85,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109877 - 0002

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