









welcome to

Navigation Lodge Wharf Road, Retford

Offered with no upward chain Canalside two double bedroom semi detached cottage along with a one bedroom attached annexe. This Character cottage could easily be converted back to a substantial cottage or be kept as it with an excellent rental yield. Gated off street parking for several vehicles.













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, jamsold 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 Porch

Tiled porch with single glazed door and window.

Lounge

13' 4" max x 13' 3" (4.06m max x 4.04m)
Feature open fire with brick surround and tiled hearth, central heating radiator and double aspect windows.

Dining Kitchen

24' 8" x 13' 5" max (7.52m x 4.09m max)

L shaped room fitted with wall and base units and complementary work surfaces. Space for appliances including fridge freezer, cooker and washing machine. Wooden flooring, two central heating radiators and three windows.

Landing

Open tread wooden staircase leading to the landing with fitted storage and window.

Bedroom One

13' 4" x 12' plus recess (4.06m x 3.66m plus recess) Fitted storage, central heating radiator, dual aspect windows to the front and rear.

Bedroom Two

10' x 10' (3.05m x 3.05m)
Central heating radiator and a window.

Bathroom

13' 10" x 6' 10" (4.22m x 2.08m)
Fitted with three piece turquoise
suite,complementary flooring, central heating
radiator, double glazed window, fitted storage and
combi boiler.

Annexe Accommodation Hall

Central heating radiator and stairs to the first floor.

Ground Floor Shower Room

Fitted with wc, wash hand basin and shower cubicle. Central heating radiator and a window to the front.

Ground Floor Bedroom

13' x 12' 4" max (3.96m x 3.76m max) Under stairs cupboard, central heating radiator and bay window.

First Floor Lounge

8' 8" max x 12' 1" (2.64m max x 3.68m) Central heating radiator, front facing window and a bay window.

7' 1" inc bulkhead x 9' 2" inc bulkhead (2.16m inc

First Floor Kitchen

bulkhead x 2.79m inc bulkhead)
Fitted with wall and base units with work surface over, stainless steel sink and drainer. Central heating radiator and a wall mounted central heating boiler. Electric hob integral oven, hood over hob and a window.

Externally

Concrete area with double gates to the side with off street parking.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Offered with no upward chain
- Two double bedroom character cottage with one bedroom attached annexe

Tenure: Freehold EPC Rating: E

quide price

£125,000









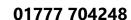
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