



Navigation Lodge Wharf Road, Retford DN22 6EN

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

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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.

First Floor Kitchen

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

guide price

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109725 - 0002

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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