



Willow Cottage East Street, Bole Retford DN22 9EW

welcome to

Willow Cottage East Street, Bole Retford

Three double bedroom detached cottage set on a stunning plot in the semi rural village of Bole. The property has large mature gardens overlooking countryside, a detached double garage and lot of potential to further improve and extend. A must view to fully appreciate the setting and potential!



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, iamsold 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.

Ground Floor Bathroom

11' 7" x 8' (3.53m x 2.44m)

Fitted with a four piece suite with shower above the bath. Beamed ceiling and a double glazed window.

Lounge Diner

25' 6" x 11' 7" (7.77m x 3.53m)

Wood burning stove set on a stone hearth, beamed ceiling, two central heating radiators and three double glazed windows.

Kitchen

12' 7" x 11' 9" (3.84m x 3.58m)

Fitted with a range of wall and base units, complementary work surfaces with breakfast bar and 1 1/2 sink and drainer unit. Integrated appliances including electric oven, electric hob and extractor above. Beamed ceiling, central heating radiator, tiled flooring and two double glazed windows.

Utliity Area

25' 5" x 5' (7.75m x 1.52m)

Storage cupboard, space for washing machine and dryer, boiler, central heating radiator and double glazed window.

Landing

Staircase leading to the landing with double glazed window.

Bedroom One

12' 8" x 11' 9" (3.86m x 3.58m)

Double bedroom overlooking the fields with central heating radiator and double glazed window.

Bedroom Two

12' max x 11' 9" max (3.66m max x 3.58m max)

Central heating radiator and double glazed window.

Bedroom Three

11' 8" x 9' 3" max (3.56m x 2.82m max)

Storage cupboard, central heating radiator and double glazed window.

Front Garden

Paved patio area to the front.

Rear Gardens

Wrap around lawned mature gardens with plant and shrub borders, plum slate and trees including lilac, apple, plum and pear.

Parking

Block paved driveway leading to the garage.

Garage

20' 3" x 26' 7" (6.17m x 8.10m)

Detached garage with up and over door.



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Willow Cottage East Street, Bole Retford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three double bedroom detached cottage
- Lounge and dining room

Tenure: Freehold EPC Rating: E

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109654 - 0002

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