



**Palmer Road, Retford DN22 6SS**



**welcome to**

**Palmer Road, Retford**

This is a spacious three bedroom detached bungalow positioned in the much regarded Tiln Lane area of Retford. Gardens to the front and rear, off street parking and a detached garage. AUCTION ENDS 15.12.25 13:00

**SCAN TO BID!!**



 william h brown



## 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.

## Entrance Hall

Double glazed door to the front, central heating radiator and coving to the ceiling.

## Lounge

12' 10" x 11' 11" into recess ( 3.91m x 3.63m into recess )  
Double glazed window to the front elevation, ceiling fan and a brick fire place with a gas fire inset.

## Kitchen

9' 11" x 11' 4" ( 3.02m x 3.45m )  
Fitted with a wall and base units with worksurfaces and a stainless steel sink and drainer. Integrated double oven plus an electric hob. Plumbing for a washing machine, space for a dryer, undercounter fridge and freezer. Splashback tiling, central heating radiator, tiled flooring and spotlights to the ceiling, secondary glazed window and a door leading to the conservatory.

## Conservatory

5' 6" x 11' ( 1.68m x 3.35m )  
Double glazed windows and doors and a poly carbonate roof.

## Bedroom One

9' 2" to wardrobe front x 10' 5" ( 2.79m to wardrobe front x 3.17m )  
Double glazed window to the front, fitted wardrobes, coving to the ceiling and a ceiling fan.

## Bedroom Two

8' to wardrobe plus recess x 10' 4" ( 2.44m to wardrobe plus recess x 3.15m )  
Double glazed window to the rear, fitted wardrobe and a central heating radiator.

## Bedroom Three

3' 10" x 6' 10" ( 1.17m x 2.08m )  
Double glazed window to the rear, central heating radiator and a ceiling fan.

## Bathroom

Fitted with a four piece corner suite, fully tiled walls, central heating radiator and a double glazed window.

## Exterior

To the front of the property is a block paved driveway, shaped lawn, mature shrub borders and gated to the rear. To the rear is a lawned garden with a patio area, mature shrub borders and a greenhouse.

## Garage

Double doors, single glazed window to the rear and a door to the side.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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## **Palmer Road, Retford**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom detached bungalow
- Lounge, Kitchen and conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD109630 - 0006

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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.



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