









# welcome to

# **Riversdale Main Street, Dunham-On-Trent Newark**

\*\*NO ONWARD CHAIN\*\* Three bedroom cottage set in the heart of Dunham on Trent. The cottage benefits from lounge, dining room and study, modern fitted kitchen, downstairs shower room and an upstairs family bathroom. Externally there is a quaint cottage garden and a large outbuilding.













#### Rear Entrance Hall Shower Room

7' 2" x 4' 4" ( 2.18m x 1.32m )

Fitted with wc, wash hand basin, shower cubicle and heated towel rail.

## Lounge

12' 1" x 11' 5" max ( 3.68m x 3.48m max )

Neutral decor, central heating radiator and double glazed window.

### **Dining Room**

12' 2" x 12' 1" max ( 3.71m x 3.68m max )

Central heating radiator, double glazed window and double glazed door.

## **Breakfast Room/Study**

7' 7" x 7' 2" ( 2.31m x 2.18m )

Central heating radiator, complementary flooring and double glazed window.

#### **Kitchen**

13' 5" x 12' max ( 4.09m x 3.66m max )

Fitted with a range of grey wall and base units, complementary work surfaces and 1 1/2 sink and drainer unit. Integrated appliances including dish washer, electric oven, electric hob and extractor hood. Complementary flooring, central heating radiator and double glazed window.

## **Utility Room**

7' x 3' ( 2.13m x 0.91m )

Space for washing machine and complementary flooring.

## Landing

Staircase leading to the landing.

## **Bedroom One**

12' max x 11' 4" max ( 3.66m max x 3.45m max )

Neutral decor, central heating radiator and double glazed window.

#### **Bedroom Two**

12' 1" max x 11' 7" ( 3.68m max x 3.53m )

Neutral decor, central heating radiator and double glazed window.

#### **Bedroom Three**

11' 8"  $\max x$  6' 10"  $\max (3.56m \max x 2.08m \max)$ Neutral decor, central heating radiator and double glazed window.

#### **Bathroom**

9' 3" x 7' (2.82m x 2.13m)

Fitted with white three piece suite, heated towel rail, complementary flooring and cupboard with staircase leading to the attic.

#### **Rear Garden**

Paved rear garden area with raised beds all enclosed by fencing.

## **Outbuilding**

20' x 13' 4" ( 6.10m x 4.06m ) With power and light.





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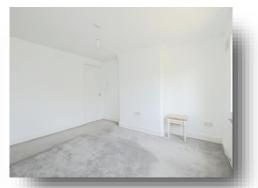
- NO ONWARD CHAIN
- Three bedroom cottage
- Lounge, dining room and study/breakfast room
- Family bathroom upstairs and downstairs shower room
- Enclosed cottage style garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £130,000









postcode not the actual property

# view this property online williamhbrown.co.uk/Property/RFD110120



Property Ref: RFD110120 - 0005 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 quidance 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.





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