



Armstrong Road, Retford DN22 6QX

welcome to

Armstrong Road, Retford

Ideal opportunity for First Time Buyers or Investment Buyers is this three bedroom end terraced property which is situated over three levels. A good sized lounge diner, breakfast kitchen and utility on the first floor. Enclosed rear garden area and block paved driveway leading to the garage.



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

11' 9" x 9' 7" (3.58m x 2.92m)

Neutral decor, stairs to the first floor, storage and boiler cupboard with double glazed windows and door.

Shower Room

Fitted with wc and shower cubicle with tiled flooring.

Study/Office

7' 10" x 5' 9" (2.39m x 1.75m)

Neutral decor and central heating radiator.

First Floor

Entrance Lobby

9' x 5' 5" (2.74m x 1.65m)

Built in storage with patio leading out to balcony area.

Lounge Diner

22' 4" x 10' 10" (6.81m x 3.30m)

Feature fire surround with living flame gas fire, two central heating radiators and double aspect double glazed windows.

Breakfast Kitchen

10' 6" x 8' 11" (3.20m x 2.72m)

Fitted with a good range of beech effect wall and base units, complementary work surfaces and 1 1/2 sink and drainer unit. Integrated appliance including electric oven, electric hob and extractor above. Space for fridge and freezer. Double glazed window and central heating radiator.

Utility Room

Space for washing machine and dryer. Double glazed window and door.

Second Floor

Bedroom One

10' 8" to rear of wardrobe x 11' 3" (3.25m to rear of wardrobe x 3.43m)

Neutral decor, fitted wardrobe and storage unit to one wall, double glazed window and central heating radiator.

Bedroom Two

11' 3" to rear of wardrobe x 10' 11" to rear of wardrobe (3.43m to rear of wardrobe x 3.33m to rear of wardrobe)

Fitted wardrobes to two walls. central heating radiator and double glazed window.

Bedroom Three

9' x 7' 7" extending to 10' 7" (2.74m x 2.31m extending to 3.23m)

L shaped room with neutral decor, central heating radiator and double glazed window.

Bathroom

8' 10" x 5' 8" (2.69m x 1.73m)

Fitted with a white three piece suite, fully tiled walls and floor, central heating radiator and double glazed window.

Front Garden

Block paved and pebbled area to the front.

Rear Garden

Enclosed garden to the rear.

Driveway

Block paved driveway to the garage.

Garage

23' 5" x 8' 2" (7.14m x 2.49m)

Glidersail door, power and light.



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Armstrong Road, Retford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO UPWARD CHAIN
- Ideal Investment or First Time Buyer opportunity

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD109781 - 0002

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