



**Alma Road, Retford DN22 6LW**



**welcome to**

**Alma Road, Retford**

Offered with NO UPWARD CHAIN is this large three bedroom detached family property with good sized kitchen with utility area and three reception rooms. Car port and off stree parking for several cars. Extensive lawned rear gardens with potential for building plot with relevant planning permission.



### 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 Porch

Single glazed window.

### Living Room

15' 3" into bay x 12' 2" plus recess ( 4.65m into bay x 3.71m plus recess )

Feature fire surround, coving to the ceiling, central heating radiator and single glazed bay window.

### Dining Room

13' 3" x 11' 1" plus recess ( 4.04m x 3.38m plus recess )  
Fitted storage, 1930's fireplace and two single glazed windows.

### Sitting Room

14' 2" x 9' 6" ( 4.32m x 2.90m )

Gas fire, one sash window and one single glazed window.

### Rear Lean To Kitchen & Utility Area

21' 6" x 6' 4" ( 6.55m x 1.93m )

Galley kitchen fitted with a range of wall and base units, complementary work surfaces and sink and drainer unit. Space for appliances including gas cooker, fridge freezer and washing machine. Complementary flooring and two single glazed windows.

### Landing

Staircase leading to the landing with single glazed window.

### Bedroom One

13' 2" x 12' 2" ( 4.01m x 3.71m )

Walk in storage, central heating radiator and two single glazed windows.

### Bedroom Two

11' 3" plus recess x 13' 3" ( 3.43m plus recess x 4.04m )

Built in wardrobes, central heating radiator and single glazed sash window.

### Bedroom Three

9' 5" x 8' 3" ( 2.87m x 2.51m )

Central heating radiator and single glazed window.

### Bathroom

17' 1" max x 5' 5" max ( 5.21m max x 1.65m max )

Fitted with three piece white suite, central heating radiator and single glazed window.

### Rear Garden

Mature lawned rear gardens with mature trees and raised beds.

### Car Port Parking

Off street parking for several vehicles.

### Outside Wc

Fitted with wc.

### Outbuilding Two Outbuildings Garage

Garage at the end of the street.



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## **Alma Road, Retford**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Offered with NO UPWARD CHAIN
- Large three bedroom detached property with three reception rooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD109717 - 0002

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