



London Road, Retford DN22 7DT

welcome to

London Road, Retford

****NO UPWARD CHAIN**** This is a charming and spacious three DOUBLE bedroom Victorian townhouse arranged over three levels. Attractive, private rear gardens and position on the MUCH REGARDED London Road Area of Retford.



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.

Sitting Room

13' 9" max x 14' 10" (4.19m max x 4.52m)

Neutral decor with feature wall, fire surround with electric fire inset, coving and ceiling rose, central heating radiator and front facing double glazed bay window.

Dining Room

12' 2" x 11' 6" (3.71m x 3.51m)

Neutral decor, coving to the ceiling, hard flooring, built in storage and staircase leading to first floor landing. Central heating radiator and rear facing double glazed window.

Kitchen

8' x 11' 11" (2.44m x 3.63m)

Fitted with gloss wall and base units, complementary work surfaces, tiled splash back and sink and drainer unit. Integrated oven, integrated hob with extractor above and plumbing for washing machine. Central heating radiator, door to the side and double glazed window to the side and rear.

Landing

Staircase leading to the landing with the decorative arched window. Second staircase leading to the second floor.

Bedroom One

13' 10" x 14' 11" (4.22m x 4.55m)

Good sized double bedroom with neutral decor and feature wall, coving to the ceiling, central heating radiator and double glazed bay window to the front.

Bedroom Three

11' 9" x 6' 9" plus recess (3.58m x 2.06m plus recess)

Built in wardrobe, central heating radiator and double glazed window.

Bathroom

Fitted with wc, wash hand basin with vanity unit below, shower cubicle and bath with shower attachment. Central heating radiator and two double glazed windows.

Bedroom Two

12' 1" x 9' 6" plus srectess (3.68m x 2.90m plus srectess)

Further double bedroom with sloping ceiling to two sides, neutral decor, coving to the ceiling, central heating radiator and double glazed window to the side.

Rear Garden

Lawned rear garden with mature plants and shrubs, paved patio area and summer house.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO UPWARD CHAIN
- Victorian townhouse property arranged over three levels

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110362 - 0002

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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.



william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk