



**Darrel Road, Retford DN22 7DH**

**welcome to**

**Darrel Road, Retford**

OFFERED WITH NO UPWARD CHAIN is this three bedroom detached family property with TWO RECEPTION ROOMS and a ground floor cloakroom. Ideally located to access the amenities of Retford town centre and train station!!



### 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

Central heating radiator and stairs leading to first floor.

### Cloakroom

Fitted with a wc, wash hand basin, central heating radiator and double glazed window to the side.

### Lounge

13' 5" x 12' 9" ( 4.09m x 3.89m )  
Laminate flooring, central heating radiator and double glazed window to the front.

### Dining Room

11' 1" x 8' 9" ( 3.38m x 2.67m )  
Laminate flooring, central heating radiator and double glazed patio doors opening out onto the rear.

### Kitchen

11' 2" x 9' 8" ( 3.40m x 2.95m )  
Fitted with a range of wall and base units, complementary work surfaces and sink and drainer unit, space for fridge freezer. Central heating radiator and double glazed window to the side.

### Landing

Stairs leading to the landing with loft access and double glazed window to the side.

### Bedroom One

13' 5" x 9' 4" ( 4.09m x 2.84m )  
Central heating radiator and a double glazed window to the front.

### Bedroom Two

11' 2" x 11' 2" ( 3.40m x 3.40m )  
Central heating radiator and a double glazed window to the rear.

### Bedroom Three

10' x 9' 1" ( 3.05m x 2.77m )  
Central heating radiator and double glazed window to the front.

### Bathroom

Fitted with wc, wash hand basin and bath with shower above. Airing cupboard, tiled walls, central heating radiator and double glazed window to the rear.

### Exterior

To the front is a paved and gated garden. To the rear is an enclosed lawned garden with a paved patio.

### Driveway

Shared concrete driveway with gate to the side.

### Garage

Power and up and over door.



**view this property online** [williamhbrown.co.uk/Property/RFD109524](http://williamhbrown.co.uk/Property/RFD109524)



**welcome to**

## **Darrel Road, Retford**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- OFFERED WITH NO UPWARD CHAIN
- Three bedroom detached family home

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£175,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RFD109524](http://williamhbrown.co.uk/Property/RFD109524)



Property Ref:  
RFD109524 - 0009

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 guidance 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.

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](mailto:retford@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**