







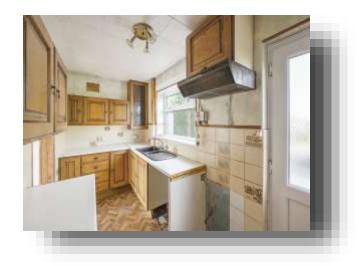


welcome to

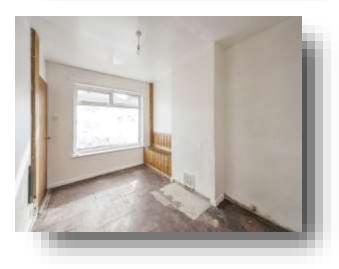
Brecks Road, Retford

IDEAL FIRST BUY OR INVESTMENT PROPERTY. **NO UPWARD CHAIN** Deceptively spacious three bedroom mid terraced house, offered with much scope for improvement. Two reception rooms, good sized rear garden and driveway to the front for 2/3 vehicles.













Entrance Hall

Double glazed door.

Lounge

18' 8" x 10' 1" max (5.69m x 3.07m max) Feature fireplace and surround and two double aspect double glazed windows.

Dining Room

12' 2" x 9' max (3.71m x 2.74m max)
Central heating radiator and double glazed window.

Kitchen

12' 2" max x 6' 1" (3.71m max x 1.85m)
Fitted with a range of oak finished wall and base units, complementary work surfaces and 1 1/2 sink and drainer unit. Space for washing machine and cooker. Double glazed window and door.

Landing

Staircase leading to landing with combi boiler and double glazed window.

Bedroom One

12' 10" x 10' 1" max (3.91m x 3.07m max) Wooden flooring and double glazed window.

Bedroom Two

10' 11" extending to 14' " x 9' 11" (3.33m extending to 4.27m x 3.02m)

Storage over the stairs, central heating radiator and two double glazed windows.

Bedroom Three

8' 5" x 8' (2.57m x 2.44m)

Further double bedroom with central heating radiator and double glazed window.

Wc

Separate wc with double glazed window.

Shower Room

Fitted with wash hand basin and shower cubicle with electric shower. Splash back tiling, central heating radiator and double glazed window.

Front Garden

Plum slate garden with paved driveway to the front for 2/3 vehicles end to end.

Rear Garden

Plum slate garden with concrete patio area, cherry tree and covered shelter with power.

Two Outbuildings





welcome to

Brecks Road, Retford

- IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY
- NO UPWARD CHAIN
- Three bedroom mid terraced property
- Lounge, dining room and kitchen downstairs
- Shower room with separate toilet

Tenure: Freehold EPC Rating: D

£130,000









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Property Ref: RFD108657 - 0004 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.

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