

HUNTERS®

HERE TO GET *you* THERE



Wharton Street

DN22 7EH

Asking Price £115,000



Council Tax: A



9 Wharton Street

DN22 7EH

Asking Price £115,000



ACCOMMODATION

UPVC double glazed entrance door leading into

LOUNGE

13'9" x 11'11" (4.20m x 3.64m)

UPVC double glazed bay window to the front elevation, laminate flooring, radiator, marble effect fireplace and hearth with wood surround and mantle over and open fronted gas fire, door giving access to:

INNER HALLWAY

Stairs rising to first floor accommodation and door giving access to

DINING ROOM

11'11" x 11'5" (3.64m x 3.49m)

UPVC double glazed window to the rear elevation, fireplace, storage cupboard into alcove and access to under stairs storage cupboard

KITCHEN

10'9" x 7'4" (3.29m x 2.25m)

UPVC double glazed window and entrance door to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, provision for automatic washing machine, tiled flooring and splashbacks

REAR HALLWAY

doorway giving access to:

BATHROOM

7'4" x 5'10" (2.26m x 1.78m)

UPVC double glazed window to the side elevation,

suite comprising WC, pedestal wash hand basin and panel sided bath with electric shower over, tiled splashbacks and flooring, radiator.

FIRST FLOOR LANDING

Doors giving access to

BEDROOM ONE

11'11" x 11'5" (3.64m x 3.50m)

UPVC double glazed window to the front elevation, radiator, coving to ceiling, door giving access to storage cupboard with loft access

BEDROOM TWO

11'10" x 11'5" (3.63m x 3.50m)

UPVC double glazed window to the rear elevation and radiator. Door giving access to

BEDROOM THREE

10'10" x 7'5" (3.31m x 2.28m)

UPVC double glazed window to the rear elevation, radiator and wall mounted gas fired central heating boiler

EXTERNALLY

Externally to the front is a low maintenance buffer garden with pathway leading to the entrance door and to the rear is a low maintenance yard.

TENURE FREEHOLD

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'A'

POTENTIAL BUYER INFORMATION

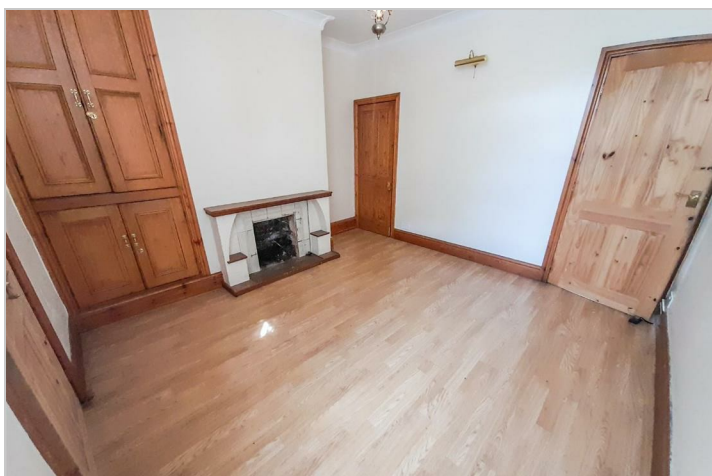
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in

compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

AGENTS NOTE

We are advised from the Land Title:

"Together also with the right in common with the owners or occupiers of the adjoining and adjacent dwellinghouses numbered 5, 7 and 11 Wharton Street to use the common Drying Ground at the southern end of St Mary's Terrace."



Road Map



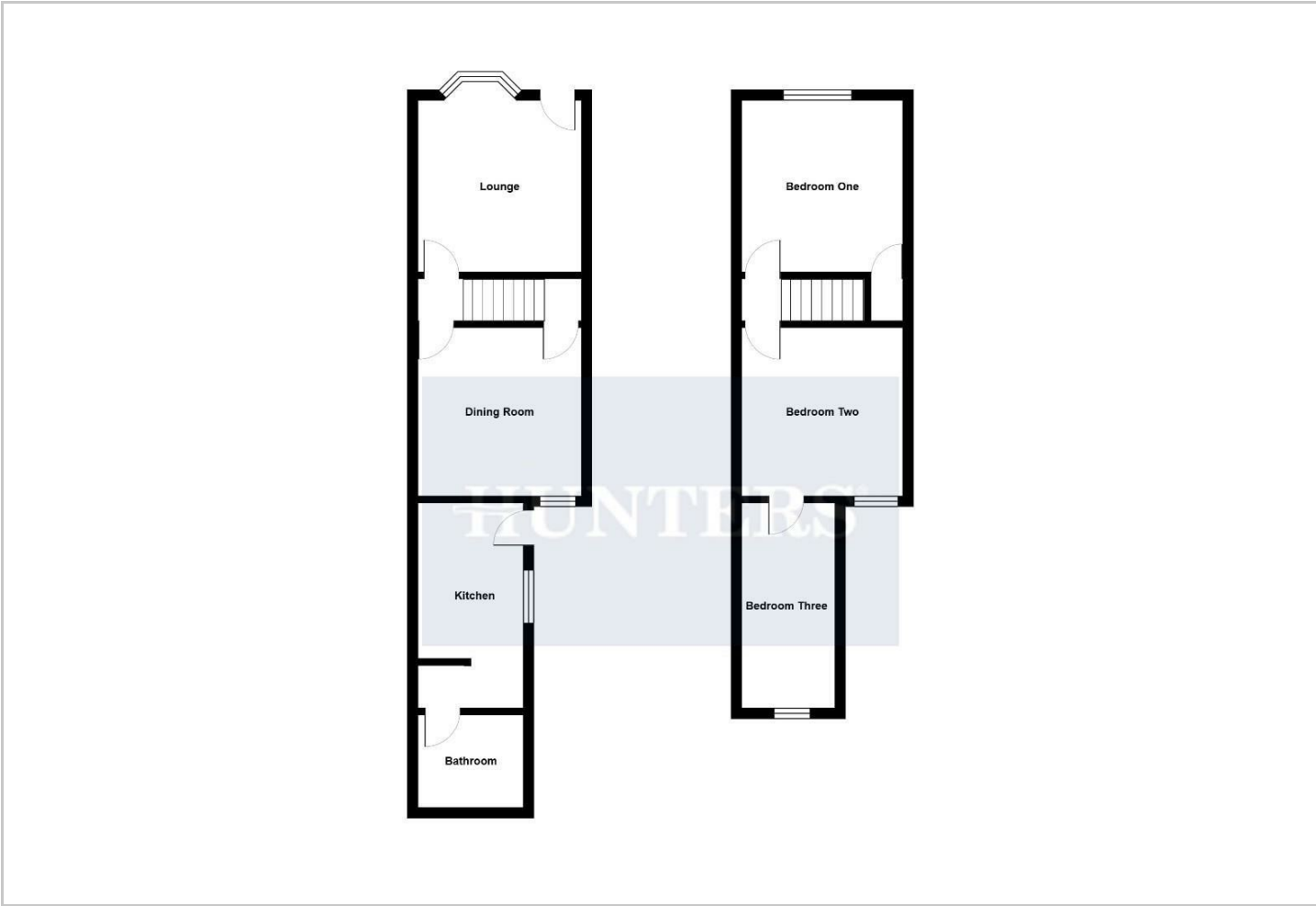
Hybrid Map



Terrain Map



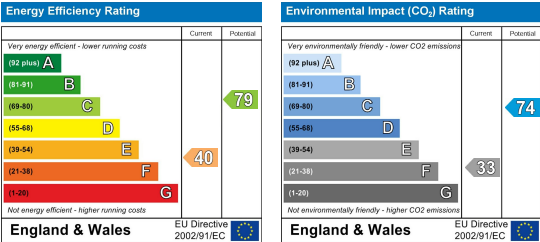
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.