



Black Hereford Way, Retford DN22 7ZT

welcome to

Black Hereford Way, Retford

LEGAL FEES PAID UP TO £1300 PLUS VAT, T & C'S APPLY - An idea family home! This one ticks all the boxes for modern family living, first home or buy to let investment. Three bedroom semi detached property with enclosed rear garden and double width driveway for parking to the front.



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our clients for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delay in the process.

Cloakroom

Fitted with wc and wash hand basin. Tiled flooring, panelled walls and central heating radiator.

Dining Kitchen

Fitted with a range of wall and base units, complementary work surfaces, 1 1/2 sink and drainer unit and kick board lighting. Integrated appliances including gas hob and electric oven. Space for fridge freezer, dryer and washing machine. Central heating radiator and double glazed french doors.

Landing

Staircase leading to the landing.

Bedroom One

Double fitted wardrobes, modern decor, central heating radiator and two double glazed windows.

Bedroom Two

Modern decor, central heating radiator and double glazed window.

Bedroom Three

Modern decor, central heating radiator and double glazed window.

Bathroom

Fitted with wc, wash hand basin and bath with shower above. Splash back tiling and heated towel rail.

Rear Garden

Lawned rear garden with plants and shrubs, decked area and paved patio. All enclosed by fence and gated.

Parking

Double width drive for parking to the front.

Legal Fees Paid T & C's

The property is being sold through our clients Part Exchange Move Scheme. Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Black Hereford Way, Retford

- LEGAL FEES PAID UP TO £1300 PLUS VAT, T & C'S APPLY
- Beautifully presented semi detached family property
- Downstairs cloakroom and dining kitchen opening out onto the rear garden
- Three bedrooms and family bathroom
- Enclosed lawned garden with decking and paved patio area

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£178,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110871 - 0006

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.



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