

01777 709112 | retford@brown-co.com



6 MYRTLE STREET, RETFORD

OFFERS IN THE REGION OF £70,000

A fantastic opportunity to acquire a 2 bedroom terraced property in need of modernisation and improvements.

The property would be ideal as a first time home, a buy to let or as an investment project.



6 MYRTLE STREET, RETFORD, NOTTINGHAMSHIRE, DN22 7BS

DESCRIPTION

A fantastic opportunity to acquire a 2 bedroom terraced property in need of modernisation and improvements. The property would be ideal as a first time home, a buy to let or as an investment project.

DIRECTIONS

Leaving Retford town Centre Market Square via Bridgegate take the first exit onto Hospital Road. Turn left onto Queen Street then right onto Myrtle Street. The property will be on your right

LOCATION

Myrtle Street is located in a popular residential area of Retford. The area is close to the Town Centre and close proximity to other local amenities and has fantastic access links to the surrounding area of Retford, the A1 and A57 and of course is a short distance away from Retford train station where trains are available to London Kings Cross and take approximately 1hr 22mins.

ACCOMMODATION

LIVING ROOM 11' 0" x 10' 0" (3.35m x 3.05m) Entered through front wooden door, with feature gas fire and surround, front aspect window and door to

SITTING ROOM 9' 0" x 11' 11" (2.74m x 3.63m) with door to stairway, feature fire, rear aspect window and door to

KITCHEN 9' 0" x 6' 0" (2.74m x 1.83m) with a range of wall and base units with complimenting worktops and tiled splashbacks, space for cooker, space for under unit refrigerator, stainless steel sink and drainer and door to the rear courtyard.

BEDROOM ONE 11' 0" x 10' 0" (3.35m x 3.05m) with front aspect window, and storage heater.

BEDROOM TWO 9' 0" x 12' 0" (2.74m x 3.66m) with rear aspect window, storage cupboard, and door to

BATHROOM 6' 0" x 8' 11" (1.83m x 2.72m) with panelled bath, overhead shower, tiled splashbacks, low level wc, hand wash basin, side aspect window.

OUTSIDE

Externally the property is fronted with a small buffer garden and foot wall. To the rear is a well maintained communal courtyard.

GENERAL REMARKS and STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

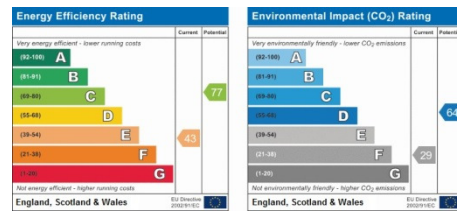
Agents Note: Intending buyers will be asked to produce original Identity Documentation and Proof of Address before Solicitors are instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in January 2018.



Ground Floor

First Floor

