



**North Road Cottages Great North Road, Ranskill Retford DN22
8NJ**

welcome to

North Road Cottages Great North Road, Ranskill Retford

****PRICED FOR QUICKER SALE**** Offered with NO UPWARD CHAIN is Bren Cottage which is a superb cottage which dates from the mid 19th century. Deceptively spacious accommodation and garden areas to the front and rear which include two outbuildings and external lighting.



Entrance Porch

Wooden flooring.

Lounge

Victorian arch fireplace with an open fire inset, central heating radiator and double glazed window.

Dining Kitchen

Fitted with a range of wall and base units, complementary work surfaces and 1 1/2 ceramic sink and drainer unit. Integrated cooker and space for washing machine and fridge. Walk in pantry. Plinth heaters, complementary flooring, central heating radiator, double glazed window and stable door.

Landing

Staircase leading to the landing with loft access via ladder and central heating radiator.

Bedroom One

Double glazed window to the front elevation and a central heating radiator.

Bedroom Two

Fitted wardrobes, central heating radiator and double glazed window to the rear elevation.

Bathroom

Fitted with a white suite cast iron bath with a shower above cast iron wash hand basin set into a vanity unit, w.c. Complementary flooring, central heating radiator and double glazed window.

Front Garden

To the front is a quaint walled and gated cottage gardens, to the rear is an enclosed garden with gravel and astroturf which is fenced and gated.

Outbuildings

Two brick built outbuildings.

Parking

Off street parking to the rear.

Agents Note

Please note that the AML fee covers 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

North Road Cottages Great North Road, Ranskill Retford

- Charming two double bedroom cottage dating from 1842
- Deceptively spacious accommodation
- Pretty cottage gardens
- Off street parking to the rear of the property
- Located in a popular village location

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£164,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD110997 - 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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