



Whitehall Court, Retford DN22 6JQ

welcome to

Whitehall Court, Retford

****Ideal first time buyer or investment property**** Two double bedroom semi detached property comprising of lounge, dining kitchen and large conservatory. Low maintenance front and rear garden areas and driveway to the side for off street parking. Positioned to the very fringes of Retford town centre.



Entrance Porch

Double glazed door.

Lounge

Staircase leading to the first floor, wood burning stove, central heating radiator and double glazed window.

Dining Kitchen

Fitted with a range of wall and base units, complementary work surfaces, splash back tiling and stainless steel sink and drainer unit. Space for appliances including fridge, freezer, washing machine, cooker and slimline dish washer. Tiled flooring, two central heating radiators and two double glazed windows.

Conservatory

Large conservatory with tiled flooring and central heating radiator.

Landing

Staircase leading to the landing with loft access.

Bedroom One

Neutral decor, central heating radiator and double glazed window.

Bedroom Two

Central heating radiator and double glazed window.

Bathroom

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

Front Garden

Low maintenance gravel area to the front with fencing to the side and front.

Rear Garden

Astro turf lawned garden with paved pathway through and centre paved area.

Concrete Shed**Parking**

Driveway to the side for off street parking.

Agent 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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Whitehall Court, Retford

- Ideal first time buyer or investment property
- Two double bedroom semi detached property
- Lounge, dining kitchen and large conservatory
- Low maintenance gardens to the front and rear
- Driveway to the side for off street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110579 - 0007

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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