



High Mount South Street, Bole RETFORD DN22 9EJ

welcome to

High Mount South Street, Bole RETFORD

Available with NO ONWARD CHAIN - EXTENDED semi-detached house with POTENTIAL TO IMPROVE/EXTEND (subj. to consent) Lovely semi-rural village location and GENEROUS SIZE REAR GARDEN overlooking countryside. Early viewing recommended.



Ground Floor Accommodation

Entrance Lobby

Accessed via a front facing Upvc door and having a central heating radiator. Stairs lead to the first floor landing.

Lounge

Cosy main reception room with a front facing double glazed window, coving to the ceiling, central heating radiator and a feature fireplace.

Dining Room

Spacious second reception room benefitting from front and side facing double glazed windows. Useful under stairs storage cupboard, central heating radiator and coving to the ceiling.

Kitchen

Fitted with a good range of wall and base units, complimentary worktops over, splash back tiling and inset sink with drainer. Offering space for a cooker and having a side facing double glazed window overlooking the garden.

Utility Room

Situated next to the kitchen and offering space for further appliances such as a washing machine, fridge freezer and tumble dryer. A side facing entrance door gives access to the rear garden.

Shower Room

Fitted with shower, vanity wash hand basin and wc. Side facing double glazed window with obscure glass, tiled flooring, part tiled walls, shaver point and central heating radiator.

First Floor Accommodation

Bedroom One

Double bedroom with a fitted wardrobe, front facing double glazed window and central heating radiator. Benefitting from a cloakroom with wc, basin and front facing double glazed window with obscure glass.

Bedroom Two

Double bedroom with a rear facing double glazed window and central heating radiator.

Bedroom Three

A good size single bedroom with rear facing double glazed window and central heating radiator.

External

Set back from the road behind a low level brick wall and gravelled front garden with established hedging to the permitters. A block paved driveway leads to the detached garage and there is side pedestrian access to the rear garden.

Benefitting from a generous rear garden with an expanse of grassed lawn, variety of plants and shrubs, mature trees and a block paved seating area. Enclosed by hedging and timber fencing, overlooking countryside.

Garage

Single detached sectional garage.

Agents Note

The sale of this Property is subject to the Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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welcome to

High Mount South Street, Bole RETFORD

- Extended Semi-Detached House
- Three Good Size Bedrooms
- Two Reception Rooms
- Semi-Rural Village Location
- Generous Size Plot

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD110506 - 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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