



The Chase Park Lane, Retford DN22 6UE

welcome to

The Chase Park Lane, Retford

A rare opportunity to purchase this beautiful home which combines period charm with a modern aesthetics. This three bedroom detached home offers extensive internal accommodation and is positioned on a generous mature plot in a much desired area to the fringes of Retford town.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Reception Hall

This commanding reception is accessed via the original wooden entrance door to the hall with three Georgian style windows, woodblock flooring, understairs storage, cloak room and stairs leading to the first floor.

Lounge

A substantial reception room with original oak flooring with underfloor heating, original decorative coving and ceiling rose and original Georgian windows and french doors into the bay and a further Georgian window to the side. Decorative fire surround with a Victorian arch style fire place pus tiled surround and hearth.

Sitting Room

Feature fire place with a coal fire inset, oak flooring, coving and two Georgian windows to the front and rear elevations.

Kitchen

Fitted with a comprehensive range of wall and base units with wooden worktops, Belfast sink and dryer and a central island unit. There is space for a range cooker and American fridge freezer. Travertine tiled flooring with under floor heating, four velux style windows, double glazed french doors and a Georgian style double glazed window.

Utility

Fitted with further wall and base units and a Belfast sink, space and plumbing for a washing machine and tiled flooring with under floor heating.

Ground floor w.c.

Fitted with a w.c.

First Floor Landing

The staircase leads to a spacious landing with the original stained glass window.

Bedroom One

Feature Georgian turret style window plus a double glazed Georgian style window to the front and underfloor heating.

Bedroom Two

Fitted wardrobes to one wall, shuttered Georgian style french doors leading to a wrought iron Juliette balcony and underfloor heating.

Bedroom Three

Two fitted closets, Georgian style double glazed window and underfloor heating.

Bathroom

Fitted with a three piece white suite and wetroom shower, travertine splashbacks and flooring with underfloor heating, Georgian style window.

Exterior

Positioned on a generous plot of mature gardens with an abundance of trees, plant and shrubs. The garden is privately enclosed by box hedge and mature firs.

Parking

A gated driveway provides parking for several vehicles.

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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The Chase Park Lane, Retford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Exceptional three bedroom detached family home
- Extensive internal accomodation of over 2000sq feet

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

£330,000

Awaiting Photograph



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Please note the marker reflects the
postcode not the actual property



Property Ref:
RFD110722 - 0006

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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.



william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk