



**Rufford Avenue, Retford DN22 7RY**



**welcome to**

**Rufford Avenue, Retford**

Offered with NO UPWARD CHAIN is this spacious three bedroom semi-detached home which is positioned on a larger than average plot in the popular Ordsall area of Retford.



## **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.

### **Entrance Hall**

Laminate flooring and a central heating radiator.

### **Lounge**

Wall mounted fire, central heating radiator and a double glazed window.

### **Dining Room**

Double glazed window, central heating radiator, laminate flooring and a wall mounted fire.

### **Kitchen**

Fitted with white wall and base units with worksurfaces and a sink and drainer. Integrated gas

hob and an electric oven, space for a fridge and plumbing for a washing machine. Splashback tiling, laminate flooring and a double glazed window and door.

### **First Floor Landing**

Laminate flooring.

### **Bedroom One**

Laminate flooring, central heating radiator.

### **Bedroom Two**

Laminate flooring, central heating radiator.

### **Bedroom Three**

Laminate flooring, bulkhead storage, central heating radiator.

### **Shower Room**

Fitted with a shower, wash hand basin and a w.c. Central heating radiator, complementary flooring and a double glazed window.

### **Exterior**

To the front is a lawned garden with plant and shrubs plus front and side railings. To the rear is a lawned garden with plants, shrubs and a garden shed.

### **Parking**

A driveway to the side.



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## Rufford Avenue, Retford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom semi-detached house
- Larger than average plot

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD110582 - 0003

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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.



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