Enfield House Station Road,Ranskill Retford DN22 8LE

william
h brown

welcome to

Enfield House Station Road, Ranskill Retford

AVAILABLE WITH NO UPWARD CHAIN Three bedroom detached family property with lounge diner, kitchen, downstairs shower room and upstairs bathroom, Situated on a larger than average plot of mature lawned gardens to the front and rear and driveway for off street parking leading to the garage.

Entrance Hall
Doorway from the porch leading to the hallway with double glazed window, central heating radiator and open staircase leading to the first floor.

Shower Room
Fitted with wc, wash hand basin and shower cubicle. Two double glazed windows.

Lounge Diner
Feature fire surround with living flame gas fire inset, fitted storage and coving to the ceiling. Two central heating radiators, three double glazed windows and double glazed box bay window.

Walk In Pantry
Large walk in pantry.

Kitchen
Fitted with a good range of light oak wall and base units, complementary work surfaces, stainless steel sink and drainer unit and splash back tiling. Integrated gas hob and electric oven and space for washing machine. Double glazed window and double glazed door.

Landing
Open staircase leading to the landing with loft access.

Bedroom One
Fitted wardrobes, picture rail, central heating radiator and double glazed window.

Bedroom Two
Fitted wardrobes, central heating radiator and double glazed window.

Bedroom Three
Small double with picture rail, central heating radiator and double glazed window.

Bathroom
Fitted with wc, wash hand basin and bath tub. Airing cupboard, tiled walls, central heating radiator and double glazed window.

Front Garden
Mature lawned area with plants and shrubs and wall to the front.

Rear Garden
Large rear lawned garden with mature plant and shrub borders and mature apple tree all enclosed by hedges.

Driveway
Tarmac driveway leading to the garage.

Garage
Up and over door.

Coal Storage

Garden Room/Potting Shed

Shed

Summerhouse

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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Enfield House Station Road, Ranskill Retford

- AVAILABLE WITH NO UPWARD CHAIN
- Three bedroom detached family property
- Lounge diner, kitchen, downstairs shower room and upstairs bathroom
- Driveway for off street parking for several cars
- Situated on a larger than average matured lawned gardens to the front and rear

Tenure: Freehold EPC Rating: E
Council Tax Band: C

Awaiting Photograph

offers in the region of

£330,000

view this property online williamhbrown.co.uk/Property/RFD110425

Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
RFD110425 - 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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