









# welcome to

# **Armstrong Road, RETFORD**

ATTENTION BUY TO LET INVESTORS! A fantastic property to add to start you rental portfolio or add too. A three bedroom maisonette positioned to the very fringes of Retford town centre.













#### **Entrance Hall**

Storage cupboard plus a further cupboard with plumbing for a washing machine, wall mounted intercom.

#### Cloakroom

Wash hand basin and a w.c.

### Lounge/Diner

22' 7" x 13' 7" ( 6.88m x 4.14m )

Feature fire surround with an electric fire inset, two central heating radiators, double glazed window to the side and double glazed french doors leading to a balcony.

#### Kitchen

8' 11" x 7' 11" ( 2.72m x 2.41m )

Fitted with a range of wall and base units, stainless steel sink and drainer. Space for an electric cooker, plumbing for a washing machine and space for a fridge freezer. Double glazed window and a central heating radiator.

### First Floor Landing

Airing cupboard and double glazed window.

#### **Bedroom One**

13' 5" x 11' 1" ( 4.09m x 3.38m )

Double glazed window, central heating radiator and a fitted cupboard.

#### **Bedroom Two**

11' 5" x 10' (3.48m x 3.05m)

Double glazed window, central heating radiator and a fitted cupboard.

### **Bedroom Three**

8' 11" x 7' 11" ( 2.72m x 2.41m )

Double glazed window, central heating radiator.

### **Bathroom**

Fitted with a bath and a wash hand basin, central heating radiator.

#### Separate W.C.

Central heating radiator and a w.c.





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## **Armstrong Road, RETFORD**

- Excellent buy to let opportunity
- Three bedroom maisonette arranged over two levels.
- Communal garden area
- Walking distance to the town centre and train station
- Early viewing advised

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 514.78

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jul 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £100,000



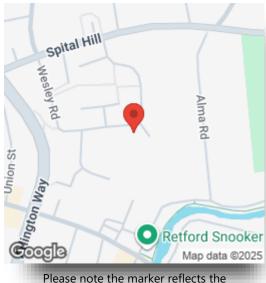


## view this property online williamhbrown.co.uk/Property/RFD110431



Property Ref: RFD110431 - 0003 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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Please note the marker reflects the postcode not the actual property





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