



6 ORCHARD RISE TRESWELL

A four bedroom mid terraced family home requiring some modernisation with off road parking for two vehicles and a good sized rear garden. The property is located in a popular village and has no onward chain. Viewing is advised.

Offers over £155,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

6 ORCHARD RISE, TRESWELL, RETFORD, NOTTINGHAMSHIRE, DN22 0EL

LOCATION

Treswell has a modern village hall in which there are a number of community functions on a regular basis. Nearby villages have amenities including public houses, convenience stores, Post Offices, etc. Lying north of the A57, Treswell is well placed for accessing the excellent road network with the A57 leading to the A1 at Markham Moor from which the wider motorway network may be accessed. Retford and Newark have direct rail services into London Kings Cross (approx. 1 hour 30 mins from Retford). Leisure amenities and educational facilities (both state and independent) are well catered for

DIRECTIONS

Leaving Retford via Leverton Road after about 5 miles turn right into South Leverton, at the T junction turn right heading towards Treswell, at the next T-junction turn left. Turn right onto Cocking Lane and no.6 will be found on the left hand side.

ACCOMMODATION

Part glazed UPVC door with obscure double glazed window to the front into

GOOD SIZED ENTRANCE HALL with turning staircase to first floor landing, half glazed rear entrance door into the garden. Under stairs storage cupboard.

CLOAKROOM rear aspect obscure double glazed window, low level wc, wall mounted hand basin with tiled splashback.

LOUNGE 15'9" x 13'9" (4.85m x 4.24m) front aspect double glazed picture window with views to the front garden, feature York stone fireplace with raised hearth and open coal fire providing the central heating and hot water, display wooden plinths to either side, TV aerial point.

BREAKFAST KITCHEN 14'7" x 7'5" (4.47m x 2.28m) rear aspect double glazed window. An extensive range of medium oak fronted base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with mixer tap, space and plumbing for washing machine, fitted electric oven, four ring electric hob with extractor canopy over, space for upright fridge freezer, ample working surfaces incorporating breakfast bar, part tiled walls and wine rack. Large floor to ceiling cupboard.

FIRST FLOOR

LANDING access to roof void.

BEDROOM ONE 13'6" x 10'0" (4.13m x 3.09m) front aspect double glazed window overlooking the front garden and distant views to open farmland, built in airing cupboard with factory lagged hot water cylinder and fitted immersion.

BEDROOM TWO 11'5" x 7'9" (3.50m x 2.42m) rear aspect double

glazed window overlooking the rear garden and adjoining fields.

BEDROOM THREE 8'5" x 8'2" (2.59m x 2.49m) rear aspect double glazed window overlooking the rear garden and adjoining fields.

BEDROOM FOUR 8'8" x 7'3" (2.68m x 2.23m) excluding door recess, front aspect double glazed window, built in wardrobe/cupboard with lighting.

FAMILY BATHROOM 8'2" x 5'6" (2.50m x 1.69m) obscure double glazed window. Three piece white suite with panel enclosed bath, wall mounted hand basin both with tiled splashback, low level wc.

OUTSIDE

The front of the property is accessed by a drop kerb which provides direct access onto the stone off road parking area with space for two vehicles, hedging to the side, pathway to the front door.

The rear garden has a concrete and paved patio with external lighting and water supply. The garden is well stocked with some established shrubs and a good area of lawn. To the rear of the plot there is space for a timber shed. Please note there is pedestrian gated access from the garden of no.6 across to the garden of no. 5 which provides accessibility for wheelie bins etc.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. **Council Tax:** We are advised by Bassetlaw District Council that this property is in Band A.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions to be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

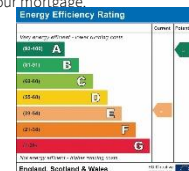
Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112. **Agents Note:** In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in July 2021.



IMPORTANT NOTICES

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