



18 WOODLANDS RETFORD

A nicely presented older style tow double bedroom semi detached house in favoured cul-de-sac location close to town centre, dual aspect living room, good sized rear garden and modern kitchen. Scope for further extension (subject to usual planning consent).

£175,000

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BROWN & CO

Property and Business Consultants

18 WOODLANDS, RETFORD, NOTTINGHAMSHIRE, DN22 7AB

LOCATION

Woodlands is a small cul-de-sac of similar style properties close to Retford town centre. Retford itself is an appealing Georgian market town offering a full range of services and is particularly well located for the areas excellent transport links. There is direct rail service into London's Kings Cross (approx. 1 hour 30 minutes), the A1M lies to the west from which the wider motorway network is available and air travel is feasible via Doncaster Sheffield airport. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

From our offices on Grove Street, turn right at traffic lights onto Arlington Way. Proceed through the first set of lights. At the second set of lights, turn left onto London Road and head out of Retford passing the Elms Hotel on the right hand side, then take the first right onto Whinney Moor Lane, first right onto Woodlands, follow the road around and no. 18 will be found on the right hand side.

ACCOMMODATION

Part glazed UPVC door into

ENTRANCE HALL 8'5" x 8'3" (2.60m x 2.52m) with side aspect double glazed windows, stairs to the first floor with oak and stainless steel bannisters and railings, oak wood effect vinyl flooring, under stairs storage area, door to

LOUNGE DINING ROOM 19'0" x 10'4" (5.81m x 3.17m) dual aspect, double glazed window to front and double glazed patio doors to rear garden, feature dark beech fire surround with pebble effect gas living flame fire with cream coloured insert and raised hearth, moulded skirtings, TV lead and telephone point.

KITCHEN 10'0" x 8'3" (3.09m x 2.52m) rear aspect double glazed window, half glazed door to side. A good range of grey coloured base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine, built in electric oven with four ring gas hob and extractor above, ample working surfaces, part tiled walls, matching wood effect vinyl flooring, space for upright fridge freezer.

FIRST FLOOR

LANDING with access to roof void.

BEDROOM ONE 15'8" x 8'9" (4.82m x 2.71m) two front aspect double glazed windows, built in over stairs storage cupboard, TV aerial lead.

BEDROOM TWO 10'6" x 9'8" (3.23m x 3.00m) rear aspect double

glazed window with views to garden, built in floor to ceiling cupboard with hanging and shelving space.

BATHROOM 6'2" x 5'6" (1.89m x 1.70m) rear aspect obscure double glazed window, three piece white suite with wood panel enclosed bath, Mira Sprint electric shower over, pedestal hand basin, low level wc, part tiled walls, built in cupboard housing wall mounted gas fired central heating combination boiler.

OUTSIDE

The front of the property has a drop kerb giving access to stoned driveway with space for two vehicles, hedged and newly fenced to the front with a good area of lawn.

The rear garden is accessed via a wrought iron gate and is fenced to all sides, external water supply and lighting. The garden is of a good size and is mainly lawned with a paved patio area to the rear. Timber shed in need of some repair. Two brick built outbuildings.

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 should 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.

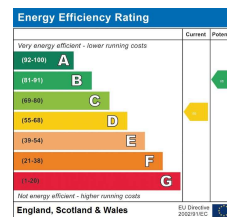
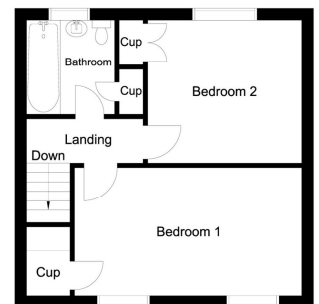
Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in February 2022.

Ground Floor



First Floor



IMPORTANT NOTICES

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