



ORDSALL MILL BUNGALOW RETFORD

An individual detached two bedroom bungalow in this small cul-de-sac on the fringes of Retford town centre. Benefits include a dual aspect lounge leading into a conservatory, open plan reception hall/dining room plus a kitchen overlooking the rear garden. In addition, there is off road parking for several vehicles, an enclosed good sized garden and offering views over farmland to the front.

£240,000

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BROWN & CO

Property and Business Consultants

ORDSALL MILL BUNGALOW, GOOSEMOOR LANE, RETFORD, NOTTINGHAMSHIRE, DN22 7TT

LOCATION

The bungalow is located in this small cul-de-sac on the fringes of Retford town centre with open farmland nearby. There are local facilities in nearby Ordsall with two convenience stores, post office and public house. There is good accessibility to the A57 which links to the A1 and the wider motorway network. Retford town centre provides more comprehensive facilities including a mainline railway station.

DIRECTIONS

From our offices on Grove Street turn right at the traffic lights onto Arlington Way. At the second set of lights turn left onto London Road and head south. At the mini roundabout at Goosemoor lane turn right and just before the bridge there is a left hand turn to the small cul-de-sac and Ordsall Mill Bungalow will be found on the right hand side.

ACCOMMODATION

Part glazed composite door into

RECEPTION HALL 12'6" x 10'4" (3.84m x 3.17m) front aspect double glazed leaded light picture window with views to fields across. Telephone point, square arch into

INNER HALLWAY with access to roof void.

LOUNGE 17'10 x 12'8" (5.48m x 3.91m) dual aspect, leaded light double glazed window with views to the fields and side aspect window. Fitted log burner on raised marble effect hearth, television point, double glazed sliding patio doors into

CONSERVATORY 11'5" x 9'9" (3.5m x 3.0m) UPVC double glazed windows, polycarbonate ceiling and double glazed French doors leading into the garden, central light/fan.

DINING ROOM 11'1" x 9'4" (3.39m x 3.85m) wall light points, doorway to

KITCHEN 9'2" x 6'8" (2.79m x 2.07m) rear aspect double glazed window, half glazed UPVC door to garden. Cream coloured base and wall mounted cupboard and drawer units, single stainless steel sink drainer unit with mixer tap, space for range style cooker and space and plumbing for washing machine. Wood effect working surfaces, part tiled walls, recessed lighting, larder cupboard housing the gas fired central heating combination boiler.

BEDROOM ONE 11'2" x 10'9" (3.41m x 3.39m) rear aspect double glazed leaded light effect window overlooking the garden.

BEDROOM TWO 12'3" x 6'3" (3.75m x 1.92m) front aspect double glazed leaded light window with views to the fields across.

BATHROOM rear aspect obscure double glazed window. Three piece white suite with panel enclosed bath and mains fed shower unit with raindrop shower head and handheld attachment, glazed screen. Vanity unit with wood grain cupboards and inset sink with mixer tap, low level wc with concealed cistern, part tiled walls, display shelving, chrome towel rail radiator.

OUTSIDE

The front is open planned and has off road parking for several vehicles with high hedging, a good area of lawn and an EV charging point. Iron gate giving access to the rear garden.

The rear garden is secluded with high hedging, has a good area of lawn, well established shrub, flower beds and borders. Timber shed. Space for an additional timber shed and external water supply.

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.

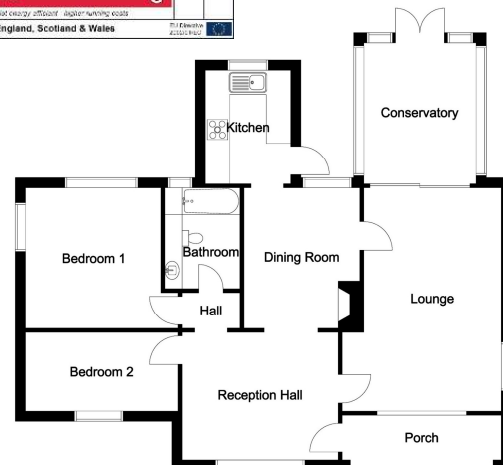
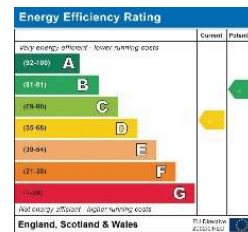
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 July 2022.



IMPORTANT NOTICES

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