



98 WEST HILL ROAD RETFORD

An attractive three bedroom semi detached family home delivering bright living space including front aspect lounge, breakfast kitchen and generous off road parking. There is an appealing approx. west facing rear garden and the property is convenient for local amenities and beyond.

£155,000

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BROWN & CO

Property and Business Consultants

98 WEST HILL ROAD, RETFORD, DN22 7SG

LOCATION

West Hill Road is located in the Ordsall suburb of Retford and has local amenities with the Co-operative and Spar convenience stores within comfortable walking distance as well as a post office and other local shops/facilities. A primary school is nearby and the secondary school is within comfortable reach. The area is served by excellent transport links including access to the A57 and A1. The town has a direct rail service into London Kings Cross (approx. 1hr 30 mins).

DIRECTIONS

Satnav DN22 7SG
what3words///nail.narrow.ample

ACCOMMODATION

ENTRANCE HALL staircase to first floor, radiator.

LOUNGE 15'9" x 11'11" (4.79m x 3.63m) measured to rear of chimney breast, feature fireplace, Westmorland slate inset hearth and open living flame gas fire. Front aspect window, radiator.

BREAKFAST KITCHEN 12'9" x 10'8" (3.90m x 3.26m) with range of pine fronted units to wall and floor level, polished granite effect working surface, woodblock working surface with inset sink unit, appliance recess and plumbing for washing machine, rear aspect window, useful under stairs storage cupboard, radiator.

REAR ENTRANCE HALL with fitted working surface, eye level cabinets, rear door for garden access, radiator.

FIRST FLOOR

LANDING access hatch to roof void, side aspect window. Airing cupboard hosting Baxi gas fired central heating boiler.

BEDROOM ONE 12'1" x 11'0" (3.69m x 3.35m) measured to rear of chimney breast, front aspect window, radiator.

BEDROOM TWO 10'8" x 10'8" to 12'9" (3.26m x 3.26m to 3.90m) rear aspect window, radiator.

BEDROOM THREE 9'2" x 7'10" (2.79m x 2.38m) maximum dimensions including bulkhead, front aspect window, radiator.

WET ROOM/SHOWER ROOM with electric shower, tiled showering area, attractive basin and base cabinet. WC with concealed cistern. Rear aspect window, radiator.

OUTSIDE

The property enjoys frontage to West Hill Road.

To the front there is a hard landscaped garden with feature gravelled beds, pathways and shrubs.

Gated concrete driveway facilitating off road parking. The driveway passes through further double timber gates delivering additional off road parking terminating at a concrete sectional **GARAGE**.

The rear garden is again predominantly hard landscaped with paved patio area, feature gravel beds, raised planters and shrub borders. Integral store.

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.

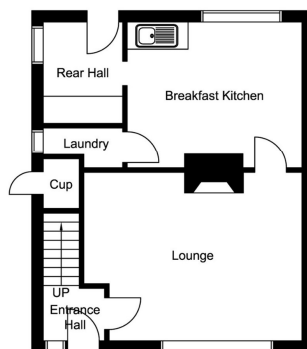
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

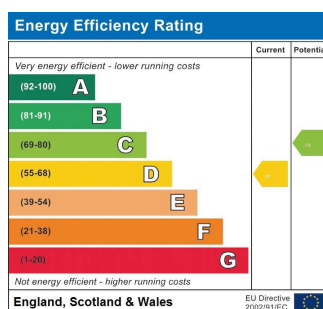
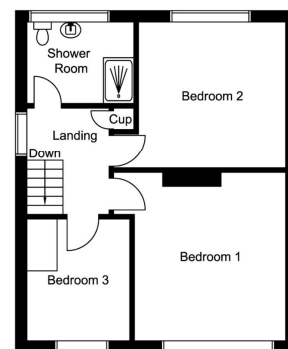
Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in January 2023.

Ground Floor



First Floor



IMPORTANT NOTICES

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