



73 HIGH STREET RETFORD

A refurbished two bedroom mid terraced property which boasts two double bedrooms, one of which links to a study and en suite bathroom. In addition, there are two reception rooms, an extended and refitted kitchen, plus utility room and attic room. Rear courtyard with brick outbuildings. Viewing is strongly recommended.

£145,000

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BROWN & CO

Property and Business Consultants

73 HIGH STREET, RETFORD, DN22 7TZ

LOCATION

73 High Street is in the Ordsall suburb of Retford which has good accessibility to the local amenities on Ollerton Road which incorporates a post office and two convenience stores. Retford town centre provides more comprehensive facilities and schools for all age groups as well as a mainline railway station. The A57 is close by linking to the A1 and wider motorway network.

DIRECTIONS

what3words///offers.pounds.ideal

ACCOMMODATION

Part glazed UPVC door to

SITTING ROOM 12'10" x 11'5" (3.96m x 3.49m) front aspect double glazed window, modern feature fire. Period style skirtings, wall light points, telephone point and TV aerial lead. Door to

INNER LOBBY with stairs to first floor.

DINING ROOM 15'6" x 12'10" (4.75m x 3.96m) maximum dimensions with rear aspect single glazed window. Recessed fireplace with wooden bressummer above. Period style skirtings, under stairs storage area with access to small under stairs storage cupboard. Dado rail, wall light points. Door to

REFITTED KITCHEN 9'8" x 7'2" (3.00m x 2.20m) rear aspect part glazed door to garden. High level double glazed velux style window, A good range of base and wall mounted cupboard and drawer units with 1 ¼ sink/drain unit with instant hot water mixer tap, integrated slimline dishwasher, fridge/freezer, electric oven and microwave. Four ring halogen hob with extractor above. Ample working surfaces with matching upstands. Cupboard housing wall mounted Baxi gas fired central heating combination boiler, door to

UTILITY ROOM/WC rear aspect obscure double glazed window. Low level WC, space and plumbing for washing machine, circular stainless steel sink with mixer tap, part wood panelled walls, part aqua boarded walls and extractor.

FIRST FLOOR

LANDING

BEDROOM ONE 12'10" x 12'4" (3.96m x 3.79m) rear aspect double glazed window, period style skirtings, spotlighting, telephone point, door to attic room and step down to

EN SUITE STUDY 7'4" x 7'3" (2.24m x 2.22m) side aspect double glazed window, telephone point. Door to

REFITTED EN SUITE BATHROOM rear aspect obscure double glazed window. Four piece white suite with freestanding bath with mixer tap/shower attachment, vanity unit with hand basin and cupboards below, low level wc, separate double width shower cubicle with tiled walls, glazed screen and mains fed shower. Part wood panelled walks, extractor.

ATTIC ROOM 11'4" x 12'4" (3.47m x 3.79m) with steep staircase to the attic room which has power, lighting, wall mounted electric heat and some storage space.

BEDROOM TWO 12'10" x 11'6" (3.96m x 3.52m) front aspect double glazed window, period style skirtings, spotlighting.

OUTSIDE

The front has a buffer style paved front garden with walls to both sides.

The rear courtyard garden is walled and fenced with pedestrian access for wheelie bins. External lighting and water supply. Two brick built outbuildings both with power and lighting.

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 April 2024.



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