

10 TILN COURT RETFORD

A detached two double bedroom bungalow requiring some modernisation and located in this small and popular cul de sac on the edge of Retford town centre yet being within comfortable distance. There are bus services close by and countryside walks are also available.

£200,000

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BROWN & CO

Property and Business Consultants

10 TILN COURT, RETFORD, NOTTINGHAMSHIRE, DN22 6TD

LOCATION

Description Tiln Court is on the periphery of Retford town centre and within comfortable distance of open countryside. The town offers comprehensive shopping, recreational and leisure facilities, as well as a mainline railway station on the London to Edinburgh Inter City Link. The A1 is to the west, linking onto the wider motorway network.

DIRECTIONS

what3words:///region.buddy.melon

ACCOMMODATION

Half glazed UPVC door and matching window into

ENTRANCE PORCH with quarry tiled flooring, brick faced walls and obscure glazed door into

INNER PORCH obscure glazed door to

LOUNGE 20'0" x 12'3" (6.13m x 3.75m) front aspect double glazed picture window. Coal effect gas living flame fire set on raised hearth, TV aerial point. Hatch to kitchen. Door to

INNER HALL 6'4" x 5'5" (1.96m x 1.67m) with access to roof void. Built in cupboard housing wall mounted gas fired combination central heating boiler, shelving and control panel. Telephone point. Door to

KITCHEN 12'3" x 8'6" (3.75m x 2.61m) rear aspect double glazed window. Obscure glazed door into sunroom. A good range of antique pine base and wall mounted cupboard and drawer units, single stainless steel sink drainer unit, space and plumbing below for washing machine. Space for free standing cooker and fridge. Ample working surfaces, part tiled walls.

SUNROOM mainly single glazed with polycarbonate roof and half glazed door into the garden.

BEDROOM ONE 10'6" x 9'7" (3.23m x 2.96m) double glazed windows to front and side aspect, built in double wardrobe with sliding mirror fronted doors and hanging and shelving space.

BEDROOM TWO 10'6" x 8'5" (3.23m x 2.60m) double glazed window overlooking the garden.

BATHROOM side aspect obscure double glazed window. Three piece coloured suite comprising panel enclosed bath with mixer taps/shower attachment, low level wc, pedestal hand basin, tiled walls.

OUTSIDE

The front is open plan with paved driveway providing parking for 2-3 vehicles. The front garden has been pebbled for low maintenance and there is a pathway giving access to the front door. Single wrought iron pedestrian gate and double wrought iron gates leading into the inner driveway providing space for additional vehicle and leading to brick built **DETACHED SINGLE GARAGE** with metal up and over door.

The garden is divided into two areas. Surrounding the garage is a paved patio area with established shrub, flower beds and borders. Side path and steps to the main rear garden which is of triangular shape with returning dwarf brick wall supporting established shrubs and flowers. The garden is fenced to all sides with a good area of sculptured lawn and additional shrub, flower beds and borders. External water supply and light. To the other side of the property is an additional gate giving access to the front with a further shrub area and space for a good sized timber shed.

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 C.

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.

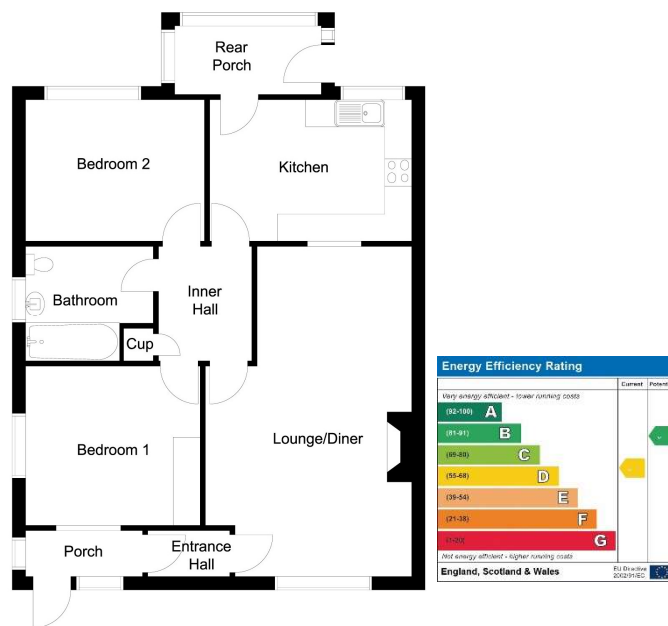
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 March 2023.



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