



14 UNION STREET, RETFORD
£315,000

BROWN & CO

14 UNION STREET, RETFORD, DN22 6LB

DESCRIPTION

An immaculately presented three storey Georgian semi detached house in a prime town centre location. The property offers some original style features one would expect as well as a well appointed open plan kitchen living dining room. Externally there is a manageable garden, parking for 2-3 vehicles and the property has en suite facilities to the master bedroom.

LOCATION

Union Street is located just off Grove Street within comfortable walking distance of the town centre and all the amenities within. The mainline railway station is within walking distance on the London to Edinburgh intercity link. Good access to the west to the A1 and to the wider motorway network. There is good access to the Chesterfield Canal for walks as well as Kings Park and all the local supermarkets.

DIRECTIONS

From our offices on Grove Street, turn left and walk towards the traffic lights. Union Street is on the left hand side and no. 14 will be found on the right hand side.

ACCOMMODATION

Original hardwood door into

SITTING ROOM 12'6" x 12'0" (3.83m x 3.70m) front aspect single glazed sash cord window, feature Victorian cast iron fireplace with patterned tiled insert and slate hearth. Oak wooden flooring, period style skirtings, TV and telephone points. Door to



OPEN PLAN KITCHEN DINING LIVING ROOM 43'6" x 12'6" (13.29m x 3.83m)

Dining Area corner brick fireplace with wooden bressummer, stairs to first floor landing and under stairs storage area with telephone point. Side aspect obscure part glazed composite door.



Kitchen Area side aspect window raised Velux double glazed windows and a range of base cupboard and drawer units in grey with wooden work surfaces. Space for range style free standing cooker with tiled splashback, stainless steel and glass extractor canopy. Belfast sink with mixer tap and wooden working surfaces, small breakfast bar, space for upright fridge freezer, space for additional wine fridge. Matching Welsh dresser style unit.



Living Area double glazed French doors into the garden with matching windows. TV point, additional three Velux windows. Recessed lighting. Oak flooring throughout.



UTILITY ROOM rear aspect double glazed window with views to the garden. Space and plumbing for washing machine and one further appliance. Base cupboard, single stainless steel sink drainer unit with mixer tap. Work surface, oak flooring. Door to

SHOWER ROOM rear aspect obscure double glazed window. Corner enclosed shower cubicle with mermaid boarding, aqua board surround, mains fed shower with handheld attachment. Pedestal hand basin, low level wc. Extractor fan and spotlight.



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FIRST FLOOR

LANDING with inner landing. Rear aspect double glazed window. Stairs to second floor.

MASTER BEDROOM 16'4" x 12'7" (5.00m x 3.88m) two front aspect sash cord windows, feature Victorian fireplace, painted wooden flooring, period style skirtings, exposed ceiling timber, recessed lighting and door to



EN SUITE BATHROOM 10'0" x 5'9" (3.07m x 1.79m) rear aspect obscure double glazed window. Free standing roll topped claw footed bath with handheld mixer tap/shower attachment. High level wc, pedestal hand basin. Moulded skirtings, built in shelved cupboard. Extractor fan, recessed lighting.



SECOND FLOOR LANDING exposed ceiling timbers, stained wood doors.

BEDROOM TWO 16'4" x 12'7" (5.00m x 3.88m) front aspect sash cord windows. Period style skirtings, exposed ceiling timbers, stairs to mezzanine storage area/sitting area/library with Velux window.



BEDROOM THREE 10'2" x 9'6" (3.11m x 2.92m) side aspect double glazed window. Exposed ceiling timbers.

FAMILY BATHROOM 9'10" x 3'6" (3.04m x 1.10m) rear aspect obscure Velux window. Three piece white suite comprising panel enclosed bath with mixer tap, low level wc, vanity unit with mixer tap, splashback and cupboard below. Oak flooring, wooden skirtings. Chrome towel rail radiator. Exposed ceiling timbers, extractor and recessed lighting.

OUTSIDE

From Union Street is a five bar gate and pedestrian leading to the garden which is pebbled and Indian stone paved with brick edging for low maintenance and provides parking for 2-3 vehicles. External lighting.

The rear garden is walled with some original Georgian walling and fenced to all sides. Additional full width York stone paved patio with external lighting and water supply. Railway sleeper and brick edged with step up to the main garden which is lawned and corner sandstone patio.

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 finalising 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 specialise 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 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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