



4 WEST FURLONG RETFORD

Freshly modernised and beautifully presented throughout, lovely two bedroom mid townhouse with new kitchen, bathroom, decoration and floor coverings, double width block paved driveway and generous lawned garden with patio. Ideal first time purchase or buy to let investment.

£147,000

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BROWN & CO

Property and Business Consultants

4 WEST FURLONG, RETFORD, DN22 7LL

LOCATION

West Furlong is on the northern side of the market town of Retford amidst properties of a similar style. The Elizabethan Academy is within walking distance, as are local facilities on Hallcroft Road. Retford provides comprehensive shopping, leisure and recreational facilities, plus good access to the A1 and a direct rail service into London Kings Cross, (approx. 1 hour 30 mins).

DIRECTIONS

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ACCOMMODATION

ENTRANCE HALL with staircase.

LOUNGE 14'9" x 13'6" (4.49m x 4.11m) maximum dimensions to rear of chimney breast, under stairs storage cupboard, front aspect.

KITCHEN 10'5" x 9'0" (3.17m x 2.73m) beautifully refitted in contemporary style with grey units wood block effect worktops, integrated brand-new appliances of oven, hob, and extractor, plumbing for washing machine, rear aspect over garden, radiator.

LOBBY with Pantry.

REAR ENTRANCE HALL

CLOAKROOM with WC and basin.

FIRST FLOOR

LANDING

BEDROOM ONE 13'6" x 11'4" (4.11m x 3.47m) front aspect, useful walk-in cupboard/wardrobe.

BEDROOM TWO 12'6" x 9'0" (3.82m x 2.75m) maximum dimensions to rear of chimney breast and boiler cupboard hosting Ideal gas central heating boiler, rear aspect.

BATHROOM 9'0" x 7'6" (2.75m x 2.28m) generously proportioned and refitted with attractive white, four piece suite of panelled bath, separate shower enclosure with overhead rainfall shower and additional handset, basin, WC, areas of coordinating tiling in natural tones.

OUTSIDE

Front off road parking for two cars via a block paved double width driveway.

Shared side passage.

Rear garden with block paved patio, lawn and useful brick outbuilding.

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.

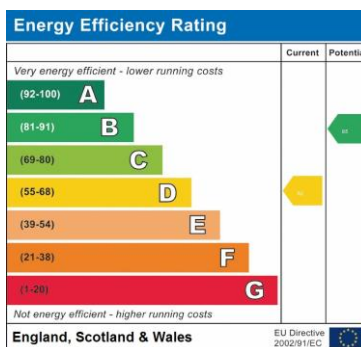
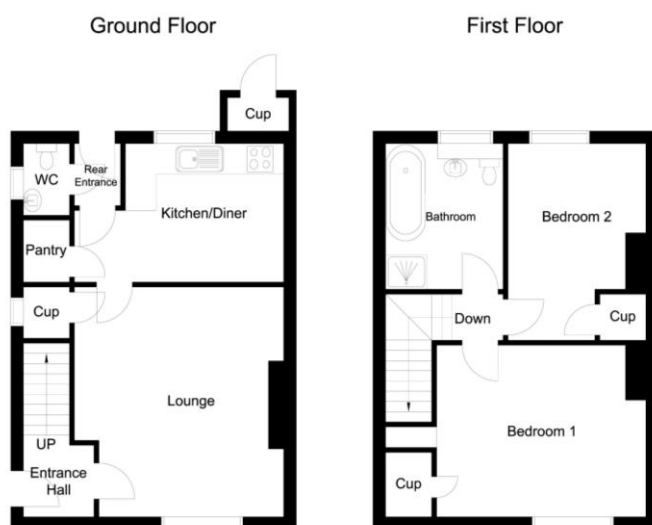
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 May 2023.



IMPORTANT NOTICES

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