



## 16 DUKE STREET RETFORD

Located close to the town centre and railway station is this three bedroom Victorian end of terraced house with two reception rooms, large garden and scope for some modernisation.

**£125,000**

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**BROWN & CO**

Property and Business Consultants

# 16 DUKE STREET, RETFORD, DN22 6HY

## LOCATION

Duke Street is situated close to the heart of the town centre of Retford which has comprehensive shopping, Leisure and recreational facilities as well as schooling for all age groups. The mainline station is within a comfortable walking distance. As well as being close to the A57 and A1 linking to the wider motorway network.

## DIRECTIONS

What3words/// rush.units.pushy

## ACCOMMODATION

**SHARED COVERED ENTRANCE** with half glazed uPVC door into

**ENTRANCE HALL** stairs to first floor landing with small paned glazed door into

**LOUNGE 12'8" x 10'10" (3.90m x 3.35m)** front aspect double glazed window, feature York Stone fireplace with raised hearth and fitted coal effect gas living flame fire, TV and telephone points and small paned glazed door into

**DINING ROOM 12'9" x 11'9" (3.94m x 3.62m)** with rear aspect double glazed window with views to the garden, feature brick fireplace with raised quarry tiled hearth and matching mantle, built-in Welsh dress style unit with shelving and cupboards. Understairs shelved storage cupboard with light, TV ariel lead, central heating programmer, thermostat and small paned glazed door into

**KITCHEN 10'1" x 6'4" (3.09m x 1.96m)** side aspect double glazed picture window, a good range of base and wall mounted cupboard and drawer units, single stainless-steel sink, space and plumbing below for washing machine, space for free standing cooker and upright fridge freezer, extractor canopy ample working surfaces. Wall mounted gas fired central heating boiler. Door to rear lobby with floor to ceiling built-in cupboard and halfway uPVC door to garden.

**BATHROOM** side aspect obscure double glazed window. Three piece coloured suite with panel enclosed bath with mixer tap, pedestal hand basin with mixer tap, low level WC, tiled walls and extractor.

## FIRST FLOOR

**BEDROOM ONE 11'9" x 10'7" (3.62m x 3.27m)** rear aspect double glazed window with views to the garden. TV ariel, lead built in over stairs walk in wardrobe with ample hanging and shelving space and light.

**BEDROOM TWO 10'10" x 10'5" (3.35m x 3.21m)** Front aspect double glazed window, door to

**BEDROOM THREE 10'10" x 8' (3.35m x 2.44m)** front aspect sealed unit and double glazed window.

## IMPORTANT NOTICES

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## OUTSIDE

There is a buffer style front garden which is screened by a wall and has been pebbled for low maintenance. From the shared alleyway there is a gate leading into the rear garden which is fenced and hedged to all sides. Part Victorian tiled patio, a good area of lawn, plus additional patio to the rear of the plot.

## 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

