



3 ST. JOHN MEWS RETFORD

An extended three bedroom detached bungalow in town centre location. Large lounge, modern kitchen/diner, plus three double bedrooms. Family bathroom and shower room. Manageable enclosed rear garden and off road parking. Viewing advised

£275,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

3 ST. JOHN MEWS, RETFORD, DN22 6JZ

LOCATION

St. John Mews is located just off Grove Street and is within comfortable walking distance of the town centre and all of the amenities within. The mainline railway station is also within walking distance on the London to Edinburgh intercity link. The A1 and A57 are within comfortable distance linking to the wider motorway network. There is good access to the Chesterfield Canal for walks as well as Kings Park and the local supermarkets.

DIRECTIONS

From our office on grove street, walk between Fred's takeaway and the Turks Head public house and the bungalow is on the right hand side after the angling shop.

ACCOMMODATION

COVERED ENTRANCE with light and half glazed uPVC door to

L-SHAPED ENTRANCE HALL recessed lighting, ceramic tiled flooring, central heating thermostat, built-in shelved cupboard, door to

LOUNGE 20'1" x 16' (6.12m x 4.88m) rear aspect double glazed bay window with views to the garden, double glazed French door leading into the garden. Patterned ceiling, TV and telephone points. From entrance hall, small paned glazed door to

KITCHEN/DINING AREA 23'7" x 12'5" (7.22m x 3.81m)

KITCHEN front aspect double glazed window, a good range of white high gloss fronted base cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap. Integrated dishwasher, space for Range style cooker with stainless steel extractor canopy above, ample working surfaces, part tiled walls, ceramic tiled flooring, space for upright fridge freezer. Recess lighting.

DINING AREA double glazed picture window, ceramic tiled flooring, recess lighting, and TV aerial point. Small paned glazed door to

REAR HALLWAY with half glazed uPVC door to

UTILITY ROOM 9'3" x 5'9" (2.83m x 1.81m) side aspect double glazed window, matching range of white high gloss base cupboard and drawer units including upright larder cupboard, single stainless steel drainer unit with mixer tap. Space and plumbing for washing machine and one further appliance. Working surfaces, recess lighting, extractor and wall mounted gas fired central heating boiler.

BEDROOM ONE 13'7" x 13'5" (4.16m x 4.12m) double glazed French doors with windows looking into and leading into the rear garden. TV and telephone point, recessed lighting.

SHOWER ROOM 9'3" x 5'8" (2.82m x 1.76m) side aspect obscure double glazed window. Tile enclosed closed shower cubicle with mains fed shower, vanity unit within inset sink, mixer tap and white cupboard and drawers below and light/shaver socket over. White low level WC, ceramic tiled floor, tiled walls, extractor, towel

IMPORTANT NOTICES

Brown & Co for themselves and for the vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

rail/radiator.

BEDROOM TWO 9'7" x 9'6" (2.96m x 2.92m) front aspect double glazed window, good range of built in wardrobes with one double and one single wardrobe with ample hanging and shelving space and overhead storage. Recess lighting, TV point

BEDROOM THREE 9'5" x 9'1" (2.88m x 2.76m) front aspect double glazed window, ceramic tiled floor, recessed lighting, TV point.

FAMILY BATHROOM 11'9" x 6'4" (3.62m x 1.96m) rear aspect double glazed window, four piece white bathroom suite, panel enclosed bath, vanity unit within inset sink, mixer tap, cupboards and drawers below. Low level WC, walk in shower cubicle with aqua boarding, mains fed shower and glazed screen. Extractor, recessed lighting, ceramic tiled floors and walls, towel rail/radiator.

OUTSIDE

Front access from Grove Street via St John Mews leading to private off road parking for one vehicle. The front garden has a wrought iron gate to the rear garden. Additional front paved patio. The rear garden is fenced and walled to all sides, pebbled for low maintenance with a path and central slated area. There is a selection of established shrub and flower beds and borders. Space for shed, external lighting and water supply.

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 May 2023

