



## 48 GROVE ROAD RETFORD

Traditional bay fronted, three bed semi detached house, in need of general modernisation with ability to create fine family home, potential off-road parking and south facing rear garden. Situated in this popular edge of town location

**OFFERS IN THE REGION OF £135,000**

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**BROWN & CO**

Property and Business Consultants

# 48 GROVE ROAD, RETFORD, DN22 7JN

## LOCATION

Description with frontage to Grove Road, the property is situated on the south side of the town as it transitions into countryside. Such countryside and the River Idle are reasonably convenient for walking yet the town centre and its amenities are also accessible via a short car journey.

Retford itself is ideally located for the areas excellent transport network, with the A1M lying to the west from which the wider motorway network is available. Direct rail service into London King's Cross (approx. 1 hour 30 minutes). Leisure amenities and educational facilities (both state and independent) are well catered for.

## DIRECTIONS

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## ACCOMMODATION

ENTRANCE LOBBY staircase.

SITTING ROOM 15'6" x 13'4" (4.74m x 4.06m) measured into front aspect bay window, fireplace and gas fire.

KITCHEN 10'0" x 8'7" (3.07m x 2.62m) range of maple style units with granite effect worktops, sink unit, rear aspect.

LEAN TO CONSERVATORY 10'0" x 5'8" (3.07m x 1.73m)

SEPARATE WC

BATHROOM bath, basin and tiled splashbacks.

FIRST FLOOR

LANDING

BEDROOM ONE 13'8" x 13'0" (4.15m x 3.95m) measured into front aspect bay window, traditional fireplace, airing cupboard, over stairs walk-in cupboard.

BEDROOM TWO 11'9" x 9'0" (3.57m x 2.73m) rear aspect.

BEDROOM THREE 8'6" x 7'4" (2.60m x 2.25m) rear aspect.

## OUTSIDE

Walled front garden with gated path, potential for off road parking subject to all necessary consents, approvals and building operations.

Gated side path, integral store.

South facing rear garden with patios, lawn and flower borders.

## 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.

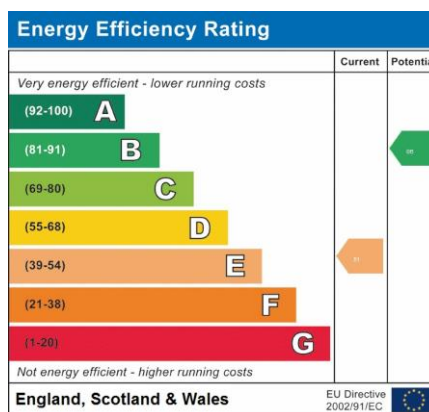
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them 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 June 2023.



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