



38 WHITEHALL ROAD RETFORD

A Victorian terraced house with original style features close to the town centre with two double bedrooms, modern kitchen dining room and downstairs bathroom. The property has no onward chain and would make a good first time buy or buy to let investment.

£100,000

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BROWN & CO

Property and Business Consultants

38 WHITEHALL ROAD, RETFORD, DN22 6HX

LOCATION

Whitehall Road is within comfortable walking distance of Retford town centre which provides comprehensive shopping, leisure and recreational facilities. There is a primary school close by on Thrumpton Lane and the mainline railway station is also within comfortable distance on the London to Edinburgh intercity link.

DIRECTIONS

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ACCOMMODATION

UPVC door into

SITTING ROOM 11'5" x 10'6" (3.51m x 3.22m) front aspect double glazed window. Painted fire surround with recessed fireplace and brick hearth. Period style skirtings, laminate flooring.

INNER LOBBY with stairs to first floor landing.

KITCHEN DINING ROOM 11'5" x 10'7" (3.49m x 3.26m) rear aspect double glazed window. An extensive range of light oak coloured base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine. Built in Lamona electric oven with four ring hob above and stainless steel extractor canopy over. Working surfaces, part tiled walls, under stairs storage provides space for upright fridge freezer. Period style skirtings, central heating thermostat, recessed lighting.

REAR LOBBY 7'4" x 5'2" (2.26m x 1.57m) maximum dimensions with half glazed UPVC door to garden. Period style skirtings, cupboard housing gas fired central heating combination boiler (recently installed and under warranty).

BATHROOM 9'9" x 4'5" (3.03m x 1.36m) side aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath, mains fed shower with handheld attachment and glazed screen. Low level wc, pedestal hand basin, tiled walls, period style skirtings and extractor.

FIRST FLOOR

LANDING

BEDROOM ONE 14'2" x 11'5" (4.32m x 3.49m) maximum dimensions, rear aspect double glazed window with views to the garden. Period style skirtings, TV aerial lead, access to roof void. Recess with hanging rail.

BEDROOM TWO 11'5" x 10'6" (3.51m x 3.22m) front aspect double glazed window. Period style skirtings.

OUTSIDE

The front has a buffer style garden which is paved with path to front door.

The rear garden is fenced to all sides, concrete patio area with a small area of lawn, pebbled area and brick wall to the rear. Gate giving pedestrian access onto Whitehall Road.

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.

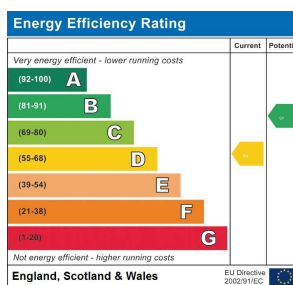
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 August 2023.



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