



47 STATION ROAD RETFORD

A Victorian style mid terraced house with generous accommodation throughout close to Retford mainline railway station, the town centre and King's Park. The property has a large through lounge dining room, modern kitchen and a courtyard garden. The property could benefit from some cosmetic attention and would make a great first time buy or buy to let.

£120,000

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

BROWN & CO

Property and Business Consultants

47 STATION ROAD, RETFORD, DN22 7DE

LOCATION

Station Road is within walking distance to the town centre, which provides comprehensive shopping, leisure and recreational facilities, as well as schools for all age groups. In addition, there is a mainline railway station which provides links on the London to Edinburgh Inter City link also within walking distance of the property. The A1 is to the west linking to the wider motorway network.

DIRECTIONS

what3words///robe.dairy.potato

ACCOMMODATION

COVERED ENTRANCE with part tiled walls and Victorian style tiled flooring, half glazed composite door into

ENTRANCE HALL laminate flooring, period skirtings, stairs to first floor landing. Telephone point.

DINING ROOM 12'8" x 11'3" (3.91m x 3.45m) rear aspect double glazed window overlooking the courtyard garden. Feature polished fire surround with coal effect gas living flame fire on raised marble effect tiled hearth and matching insert (not tested). Period style skirtings, dado rail, ornate cornicing and central ceiling rose.

LOUNGE 12'4" x 11'3" (3.79m x 3.45m) measured to front aspect double glazed bay window, period style skirtings, TV and telephone points, dado rail and ornate cornicing.

KITCHEN 13'4" x 8' (4.07m x 2.45m) side aspect double glazed window and half glazed UPVC door. A good range of white coloured base and wall mounted cupboard and drawer units. 1 1/4 sink drainer unit with mixer tap, space and plumbing below for washing machine and free standing cooker. Space for upright fridge freezer, ample working surfaces with matching upstand, part tiled walls, extractor fan, spotlighting, door to large under stairs storage cupboard.

FIRST FLOOR

GALLERY STYLE LANDING period style skirtings, access to roof void.

BEDROOM ONE 12'5" x 11'8" (3.80m x 3.58m) front aspect double glazed window, period style skirtings, dado rail, ornate cornicing.

BEDROOM TWO 12'9" x 8'7" (3.93m x 2.64m) rear aspect double glazed window, stripped wooden flooring, period style skirtings, cupboard housing factory lagged hot water cylinder and wall mounted gas fired central heating boiler.

BEDROOM THREE 8' x 6'6" (2.45m x 2.01m) with sliding door. Rear aspect double glazed window, laminate flooring, period style skirtings.

BATHROOM side aspect double glazed window. Three piece white suite comprising panel enclosed bath with mixer tap and mains fed shower over. Low level wc, pedestal hand basin, period style skirtings, chrome towel rail radiator, part tiled walls.

POTENTIAL EN SUITE/STOREROOM 12'5" x 2'7" (3.80m x 0.84m) with half glazed door, front aspect double glazed window. Wooden flooring, period style skirtings.

OUTSIDE

The front is laid for low maintenance with walls to front and side and gate to the front door.

The rear courtyard garden is fenced to all sides. External utility room and WC, plus store. Gate giving pedestrian access to the rear of the row of terraces.

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 December 2023.



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.