



## 35 HILLCREST MEWS RETFORD

An immaculately presented three bedroom mid terraced house with a benefit of no onward chain. The property benefits from a large front aspect living room with deep storage cupboard as well as a modern fitted kitchen and external brick outbuilding. Three good sized bedrooms and a modern fitted bathroom.

**£140,000**

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**BROWN & CO**

Property and Business Consultants

# 35 HILLCREST MEWS, RETFORD, DN22 6RD

## LOCATION

Hillcrest Mews is situated close to the heart of Retford town centre with its comprehensive range of shopping, leisure and recreational facilities. There are junior and infant schools within comfortable walking distance. Recreational grounds nearby for dog walking which link to the Chesterfield Canal linking to the wider countryside walks. Retford also boasts a mainline railway station and good access to the A1 and A57.

## DIRECTIONS

What3words///guides.pool.charm

## ACCOMMODATION

Brick built storage cupboard. Part glazed composite door to

**LIVING ROOM 18'9" x 9'6" (5.75m x 2.91m)** with two double glazed front aspect windows overlooking the front garden. Light oak laminate flooring, central heating thermostat, TV and telephone points, large built in cupboard with matching laminate flooring.

**KITCHEN DINING ROOM 21'8" x 9'8" (6.65m x 2.99m)** maximum dimensions, rear aspect double glazed window and half glazed composite door. The kitchen has an extensive range of beech coloured base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher and one further appliance. Built in Belling electric oven and grill with four ring Belling electric hob above. Ample working surfaces, part tiled walls, extractor. Light oak laminate flooring. **PLEASE NOTE the freestanding white goods can be purchased under separate negotiations.**

Dog legged turning staircase with rear aspect double glazed window to the

**FIRST FLOOR LANDING** built in cupboard with wall mounted gas fired central heating combination boiler and a good degree of storage space.

**BEDROOM ONE 13'2" x 8'9" (4.02m x 2.70m)** two front aspect double glazed windows. Access to roof void, TV point.

**BEDROOM TWO 13'2" x 6' (4.02m x 1.83m)** front aspect double glazed window. TV point.

**BEDROOM THREE 9'9" x 6'3" (3.03m x 1.91m)** front aspect double glazed window. TV point.

**BATHROOM 6'9" x 6' (2.10m x 1.87m)** rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with Mira Jump electric shower, handheld attachment and glazed screen. Vanity unit with mixer tap, low level wc with concealed cistern all set is shaker style white units

with cupboards below. Part tiled walls.

## OUTSIDE

The front is fenced to all three sides. Wrought iron gate giving access to the front via pathway. The front garden has been prepared to create a low maintenance garden, plus off road parking (STP). A blank canvas for the prospective purchaser.

The rear garden is fenced to all sides, small covered area with two brick outbuildings, one with space for an appliance and the other for additional storage. The garden is fenced with a pedestrian gate giving access to the rear for wheelie bins etc. The garden is mainly paved with shingled surround and an area that has been made in readiness for completion to the buyers preference.

## 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.

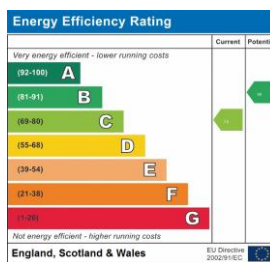
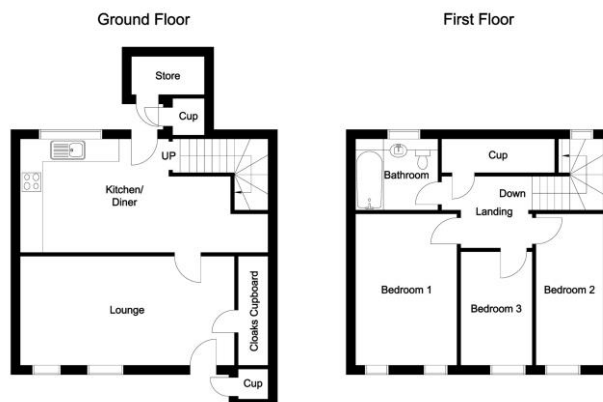
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 January 2024.



## IMPORTANT NOTICES

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