



69 BANKSIDE RETFORD

A modern two double bedroom semi detached home in this small and favoured cul-de-sac on the fringes of Retford town centre. The property has a good sized garden which backs onto open fields and views across to the Whitehouses area of Retford. There are open fields also at the end of this cul-de-sac. There is a long driveway and garage.

£150,000

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BROWN & CO

Property and Business Consultants

69 BANKSIDE, RETFORD, DN22 7UW

LOCATION

Bankside is located on this popular modern development in the Ordsall suburb of Retford. Open farmland is close by, as are local facilities on nearby Ollerton Road which boasts a Co-Op Local. Schools for all age groups are within comfortable distance, as is Retford town centre which provides more comprehensive shopping and recreational facilities, including a mainline railway station to London Kings Cross.

DIRECTIONS

What3words:///idea.leaves.fend

ACCOMMODATION

Half glazed UPVC door into

ENTRANCE HALL under stairs storage cupboard.

LOUNGE 14'2" x 12'0" (4.33m x 3.66m) front aspect double glazed oriel bay window. Feature polished wood fire surround with coal effect gas living flame fire, tiled hearth and matching insert. TV and telephone points. Stairs to first floor landing.

KITCHEN DINING ROOM 12'0" x 8'7" (3.66m x 2.66m) rear aspect double glazed window and half glazed UPVC door overlooking the garden and fields beyond. A good range of medium oak coloured base and wall mounted cupboard and drawer units with 1 ¼ sink drainer unit and mixer tap. Space and plumbing for washing machine, space for free standing cooker and upright fridge freezer. Working surfaces, part tiled walls, spotlight, Vent Axia extractor.

FIRST FLOOR

LANDING access to roof void. Side aspect double glazed window.

BEDROOM ONE 9'9" x 8'8" (3.01m x 2.68) measured to front of full width wardrobes with mirror fronted sliding doors. Rear aspect double glazed window with views to the garden, overlooking fields and to the Whitehouses.

BEDROOM TWO 12'0" x 8'0" (3.66m x 2.45m) front aspect double glazed window with views to the open fields to the side.

BATHROOM three piece coloured suite comprising panel enclosed bath with electric shower over. Pedestal hand basin, low level wc. Part tiled walls. Built in over stairs cupboard housing wall mounted gas fired combination boiler and additional shelving.

OUTSIDE

The front garden is open planned and hedged to both sides with a good area of lawn. There is a long tarmac driveway providing parking for several vehicles leading to a paved and pebbled driveway and terminating at a brick built **DETACHED SINGLE**

GARAGE with metal up and over door, power and lighting. Security light, double glazed window and personal door into the garden.

Wooden gate from the driveway giving access to the rear garden which has a paved patio, external water supply, mainly lawned and with fenced surrounds offering countryside views.

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 B.

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.

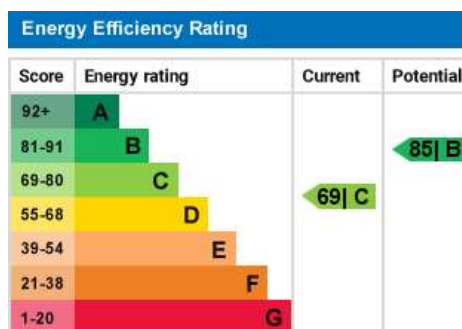
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.



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