



## 15 RIVER CLOSE RETFORD

Upgraded modern three bedroom semi detached house with rear conservatory, refitted kitchen with appliances and contemporary shower room. Highly regarded edge of town location.

Off-road parking and brick garage with electric roller door, enclosed rear garden ideal for children and pets. Gas fired central heating.

**£185,000**

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**BROWN & CO**

Property and Business Consultants

# 15 RIVER CLOSE, RETFORD, DN22 6TE

(5.97m x 2.42m) with electric roller door, light and power.

## LOCATION

Highly regarded and established residential location off Tilt Lane, ideal for country walks and town centre a short car journey away. Excellent transport links with the A1(M) to the West delivering access to the wider motorway network. Direct rail service into London Kings Cross (approx. 1 hour 30 mins). Leisure amenities and educational facilities are well catered for, with Carr Hill Primary School immediately on hand.

## DIRECTIONS

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## ACCOMMODATION

ENTRANCE HALL stairs.

Lounge Diner 23'4" x 12'8" to 8'2" (7.12m x 3.87m to 2.47m) fireplace with open gas fire, front aspect window and patio doors to rear opening to

CONSERVATORY 10'0" x 13'10" to 11'6" (3.04m x 4.21m to 3.50m) of brick base with woodgrain effect, UPVC double glazed upper levels, double doors to garden, tiled flooring.

KITCHEN 9'5" x 7'5" (2.88m x 2.26m) high gloss white units to wall and floor level with granite effect working surfaces and upstands. 1.5 sink unit, concealed Ideal gas fired central heating boiler. Integrated appliances of oven, hob, extractor and fridge. Plumbing for washing machine. Tiled flooring, side entrance door to driveway, useful under stairs storage cupboard.

### FIRST FLOOR

LANDING railed balustrade, side aspect window, access to roof void, linen cupboard.

BEDROOM ONE 11'6" x 9'2" (3.50m x 2.80m) front aspect.

BEDROOM TWO 11'8" x 9'2" (3.56m x 2.80m) rear aspect.

BEDROOM THREE 8'3" to 6'8" x 6'6" (2.51m to 2.03m x 1.99m) with bulkhead cupboard, front aspect.

SHOWER ROOM contemporary style with walk-in showering area having frameless glazed shower screen. Vanity unit hosting basin and concealing cistern to WC, contemporary tiling, chrome towel warmer.

## OUTSIDE

Open lawned front garden. Side driveway delivering off-road parking and terminating at a BRICK BUILT GARAGE 19'6" x 8'0"

Enclosed rear garden with block paved patio and pathways, lawn, flower borders, amenity area to rear of garage and gate returning to drive.

## 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.

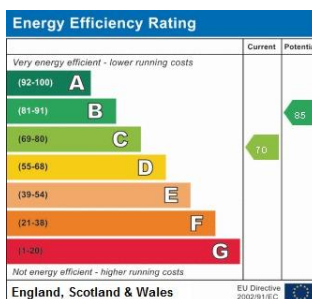
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 February 2024.



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