



12 WILLAND COURT RETFORD

Originally planned as a three bedroom semi detached house but configured since new in two bedroom layout. Ideal first time purchase with potential for enhancement, delivering many features and situated in this popular location.

Offers in the region of £170,000

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BROWN & CO

Property and Business Consultants

12 WILLAND COURT, RETFORD, DN22 7GD

LOCATION

Willand Court is to the north of Retford town centre and has local amenities close by on Hallcroft Road such as post office and fish and chip shop as well as a Co-op convenience store. There are schools for all age groups within comfortable distance as well as access to local dog walks via Idle Valley and the Chesterfield Canal. Retford has comprehensive shopping, leisure and recreational facilities as well as a direct rail service to London Kings Cross (approx. 1 hour 30 mins). The A1 and A57 are on hand linking to the wider motorway network.

DIRECTIONS

What3words ///sizes.happen.wounds

ACCOMMODATION

ENTRANCE HALL stairs.

LOUNGE 14'8" x 12'6" (4.46m x 3.80m) measured to rear of chimney breast, pine fireplace and gas fire, front aspect.

DINING KITCHEN 15'9" x 9'3" (4.81m x 2.81m) range of beech style units to wall and floor level and working surfaces, rear aspect, ample dining area, gas fired hot water heater, separate space heater, plumbing for washing machine, under stair storage cupboard.

SIDE ENTRANCE PORCH

FIRST FLOOR

LANDING gas fired heater, access hatch roof void, side aspect.

BEDROOM ONE 15'9" x 10'0" (4.81m x 3.04m) maximum dimensions including bulkhead cupboard, front aspect.

BEDROOM TWO 14'2" x 8'9" (4.30m x 2.66m) rear aspect.

BATHROOM cream coloured suite of corner bath, basin, WC, tiled around fittings.

OUTSIDE

Attractive plot with front paved forecourt garden behind walling and double gates from Willand Court.

Side pathway opens to the rear garden, also largely paved for ease of maintenance with perimeter shrubbery.

The property features UPVC double glazing and some individual gas heater appliances, but no central heating.

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.

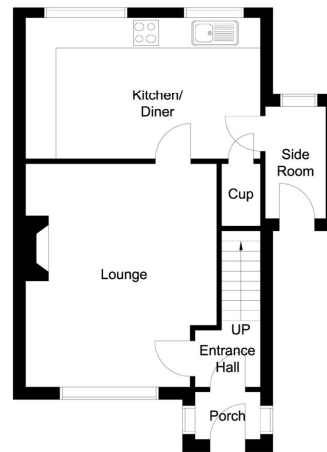
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

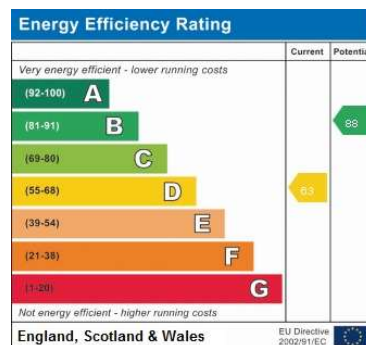
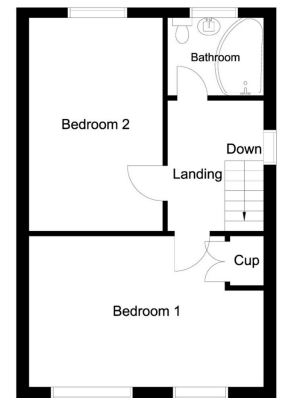
Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in May 2024.

Ground Floor



First Floor



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