



Mill Cottage Mill Lane, Rockley RETFORD DN22 0QP

welcome to

Mill Cottage Mill Lane, Rockley RETFORD

****NO UPWARD CHAIN**** Situated in the heart of the lovely hamlet of Rockley is this charming two double bedroom cottage with en suite to bedroom one with a further bathroom. Matured lawned gardens with raised beds and paved patio area ideal for relaxing. Parking for two vehicles.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Living Room

Split level room with part stone and part laminate flooring, double glazed window and double glazed french doors.

Kitchen Diner

Neutral decor with country style wall and base units, complementary work surfaces and sink and drainer unit. Integrated appliances including electric oven, electric hob with extractor above. Space for fridge, freezer and washing machine. Stone flooring, four double glazed windows and two central heating radiators.

Landing

Staircase leading to the first floor landing with wooden flooring.

Bedroom One

Beamed ceiling, wooden flooring, central heating radiator, air conditioning and double glazed velux style window.

En Suite

Sloping ceiling to one side fitted with wc, wash hand basin and shower cubicle. Wooden flooring and double glazed velux style window.

Bedroom Two

Sloping ceiling to both sides with central heating radiator and double glazed window.

Bathroom

Sloping ceiling to one wall fitted with wc, wash hand basin and freestanding bath tub. Wooden flooring, beamed ceiling, splash back tiling and double glazed window.

Gardens

Mature gardens with raised beds, palm trees and paved patio area.

Shed

Open Timber Barn

Parking

Parking for two vehicles end to end.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ****NO UPWARD CHAIN****
- Charming two double bedroom cottage

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD110619 - 0002

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