AUBREY HOUSE, RETFORD

An interesting three bedroom detached property in need of modernisation with off road parking and lying within comfortable walking distance of town centre facilities

£125,000
AUBREY HOUSE, SPITAL HILL, RETFORD, NOTTINGHAMSHIRE, DN22 6PY

LOCATION

The property is nestled at the base of Spital Hill and lies within comfortable walking distance of town centre amenities.

Retford offers a full range of facilities and is an attractive Georgian market town. There are excellent transport links including a direct rail service into London Kings cross. The A1 lies to the west from which the wider motorway network is available and air travel is convenient via Doncaster Sheffield and Nottingham East Midlands international airports. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leaving the town centre market square via Grove Street turn left at the lights onto Arlington Way, right at the next traffic lights onto Spital Hill. Aubrey House will be found on the left hand side before ascending the hill.

ACCOMMODATION

ENTRANCE LOBBY

SITTING ROOM 13’0” x 11’0” (3.95m x 3.35m) measured to rear of chimney breast with ceramic tiled fireplace, coving, front aspect window, radiator.

DINING ROOM 13’0” x 12’0” (3.95m x 3.66m) measured to rear of chimney breast with polished timber fireplace surround with living flame gas fire, front aspect window, coving, useful understairs recess, radiator.

KITCHEN 10’1” x 12’0” (3.09m x 3.66m) L-shaped maximum dimensions, range of medium oak style fitments to wall and floor level, base cupboards surmounted by working surfaces with tiled splashbacks. sink unit, side aspect windows, coving, radiator.

REAR ENTRANCE PORCH with external door to rear grounds.

BATHROOM with mixed coloured suite of panelled bath, pedestal wash hand basin, low level wc, tiled splashbacks, radiator.

FIRST FLOOR

LANDING with rear aspect window

BEDROOM ONE 13’0” x 11’0” (3.95m x 3.35m) measured to rear of chimney breast, dual aspect, coving, radiator.

BEDROOM TWO 12’0” x 10’0” (3.66m x 3.04m) measured to rear of chimney breast, front aspect window, dimensions exclude overstairs recess with access hatch to roof void, coving, radiator.

BEDROOM THREE 9’9” x 8’0” (2.96m x 2.44m) measured to front of built boiler cupboard hosting Baxi gas fired central heating boiler, rear aspect window, radiator.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the BPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finken Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC316002.

OUTSIDE

The property enjoys frontage to Spital Hill. To the front there is a pedestrian forecourt.

Rear yard laid to concrete with range of domestic brick/block built outbuildings including wash house with plumbing and stores. Timber garden store.

The principal garden lies to the side of the property between the house and Spital Hill. This is laid to lawn with perimeter and inset shrubbery; it is in need of cultivation

Double gates in this side garden lead to a twin track driveway terminating at a concrete sectional former garage.

AGENTS NOTE: The neighbouring overgrown site and former commercial buildings are in third party ownership and are not offered for sale.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassettlaw 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 Ridzuza 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.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Bagley MRICS are able to carry out all types of survey work, including Valuations,RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in June 2020.

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