



## 16 SPA COMMON RETFORD

A Victorian three bedroom semi detached property opposite popular central green with two reception rooms, extended and modern kitchen with large utility room, courtyard garden plus an away garden which is fenced with large timber shed. There is one parking space available at a cost per annum.

**£169,950**

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**BROWN & CO**

Property and Business Consultants

# 16 SPA COMMON, RETFORD, NOTTINGHAMSHIRE, DN22 6LQ

## LOCATION

Spa Common is within comfortable walking distance of the town centre with its comprehensive facilities, good accessibility to local shops and the mainline railway station. The property sits opposite the popular area of Spa Common which is an open green which leads directly onto the Chesterfield Canal providing good local walks.

## DIRECTIONS

From our office on Grove Street, at the traffic lights proceed straight across onto Grove Lane and take the first right onto Kirke Street. At the end turn right and no. 16 will be found on the right hand side. Alternatively, if you are walking, turn right onto Arlington Way. Just before the funeral home, take the pathway behind and this leads directly to Spa Common.

## ACCOMMODATION

A half glazed composite door into

**ENTRANCE HALL** wood effect flooring, period style skirtings, stairs to first floor landing, under stairs storage area, attractive arched opening with ornate corbels, door to

**LOUNGE 13'0" x 11'10" (3.98m x 3.64m)** front aspect double glazed French doors leading to front garden, floor to ceiling fireplace (currently not working), TV points, period style skirtings, picture rail.

**DINING ROOM 13'10" x 10'3" (4.26m x 3.15m)** solid oak flooring, period style skirtings, high level raised cupboard, telephone point, square arch into

**EXTENDED KITCHEN 11'3" x 8'0" (3.43m x 2.47m)** with two high level Velux double glazed windows. A good range of cream coloured high gloss base and wall mounted cupboard and drawer units, 1 1/4 stainless steel sink drainer unit with mixer tap, built in double oven and grill, five ring gas hob with stainless steel and Perspex extractor canopy over, quartz effect splashback to the hob. A good degree of working surfaces, cupboard housing wall mounted gas fired central heating combination boiler, spot light points, double glazed French doors into courtyard garden, solid oak flooring. Square arch and small paned glazed return door into

**UTILITY** with space and plumbing for washing machine, dishwasher and one further appliance, working surfaces above, space for large upright fridge freezer.

## FIRST FLOOR

HALF LANDING door to

**SHOWER ROOM 10'6" x 5'8" (3.23m x 1.75m)** rear aspect obscure double glazed window, glazed walk-in shower cubicle with Aqualisa electric shower with tiled walls, rectangular vanity unit with inset sink, mixer tap and cupboards below, white low level wc with concealed cistern, tiled flooring, tiled walls, extractor, two

spotlight points, floor to ceiling built in shelved cupboard with dark grey high gloss doors. Under floor heating

Couple of steps up to

**MAIN LANDING** with access to roof void.

**BEDROOM ONE 14'0" x 10'5" (4.28m x 3.20m)** rear aspect with double glazed window, period style skirtings, wall light points.

**BEDROOM TWO 13'0" x 8'2" (4.00m x 2.49m)** front aspect double glazed window with views to the common. Period style skirtings.

**BEDROOM THREE 9'8" x 7'5" (2.97m x 2.27m)** front aspect double glazed window with views to the common, wood effect flooring, period style skirtings.

## OUTSIDE

Fenced enclosed courtyard garden with two brick built outbuildings and one brick built outside wc. This part of the garden has been decked for low maintenance, external water supply and lighting. Gate crossing communal pathway and gate giving access to the away garden which is fenced and walled with a good area of lawn. Three sheds, the larger one having electric connected.

## 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.

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

These particulars were prepared in February 2021.



## IMPORTANT NOTICES

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