



Ropery Road, Gainsborough DN21 2SZ

welcome to

Ropery Road, Gainsborough

This attractive three-bedroom semi-detached property offers spacious and versatile accommodation, ideal for families, first-time buyers, or those looking to downsize without compromising on comfort. Garage, enclosed rear garden, and modern shower room. Viewing essential.



Entrance Hall

Welcoming entrance hall with composite door, tiled flooring and central heating radiator.

Lounge

Neutral decor, electric stove inset into the chimney breast with slate hearth, central heating radiator and double glazed window.

Dining Room

Neutral decor with central heating radiator and double glazed french doors leading to the conservatory.

Kitchen

Fitted with a range of wall and base units, complementary work surfaces, tiled splash back and 1 1/2 sink and drainer unit. Space for appliances including gas cooker, dishwasher and fridge freezer. Pantry, central heating radiator and double glazed window.

Conservatory

Double glazed windows and double glazed french doors leading out onto the rear garden.

Landing

Original staircase leading to the landing with loft access and double glazed window.

Bedroom One

Neutral decor with two storage cupboards, central heating radiator and double glazed window.

Bedroom Two

Modern decor, central heating radiator and double glazed window.

Bedroom Three

Small double room with fitted wardrobes, central heating radiator and double glazed window.

Shower Room

Fitted with wc, wash hand basin with unit below and modern shower cubicle. Tiled flooring, heated towel rail and double glazed window.

Front Garden

Lawned area with wall to the front and side.

Rear Garden

Lawned rear garden with paved patio area and two power points enclosed by fence and gated.

Driveway

Driveway leading to the garage.

Garage

Good sized brick built detached garage with pitched and tiled roof, up and over door, side courtesy door and space for washing machine and dryer.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Ropery Road, Gainsborough

- Attractive semi detached family property
- Fitted kitchen, lounge, dining room and conservatory
- Three bedrooms and a modern shower room
- Enclosed rear garden ideal for relaxing or entertaining
- Driveway leading to the garage.

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110893 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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