



Station Road, Retford DN22 7DE

welcome to

Station Road, Retford

This extensive home which is arranged over four levels offers much versatility for use. Potential as a multi generational home, conversion into separate flats or a spacious family home. Positioned within minutes of Retford rail station and in close proximity to the amenitie of Retford town centre.



Ground Floor

Entrance Hall

Double glazed door and a central heating radiator.

Lounge

Double glazed box bay window to the front and a central heating radiator.

Siting Room

Central heating radiator and a door leading to the basement level.

Shower Room

Fitted with a wash hand basin, w.c., walk in shower cubicle and a double glazed window.

Basement Level

Kitchen

Fitted with wall and base units with Belfast style sink and worksurfaces. Space for a fridge freezer and plumbing for a washing machine. Integrated oven and hob. Double glazed window and a central heating radiator.

Dining Room

Double glazed window.

Rear Entrance And W.C.

Rear entrance leads to the cloakroom with a wash hand basin and w.c.

Storage Rooms

Ideal to convert into further living accommodation

First Floor

Bedroom One

Double glazed window and a central heating radiator.

Bedroom Two

Double glazed window and a central heating radiator.

Second Floor

Bedroom Three

A further double with a double glazed velux style window and an electric heater.

Bedroom Four

A further double with a double glazed velux style window and an electric heater.

Exterior

To the front is a small buffer garden fronted by wall and gated. To the rear is a enclosed courtyard style garden.

Parking

Permit parking available from Bassetlaw district council.

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.



view this property online williamhbrown.co.uk/Property/RFD110839



welcome to

Station Road, Retford

- Victorian villa arranged over four levels
- Versatile and extensive internal accommodation
- Four double bedrooms to the first and second floors
- Offered with no upward chain
- Well served location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD110839



Property Ref:
RFD110839 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk