



Roberts Close, Ragnall Newark NG22 0UP

welcome to

Roberts Close, Ragnall Newark

Well presented three bedroom semi detached family property situated in the sought after village of Ragnall. The property has a living room, dining kitchen, three bedrooms, family bathroom and downstairs cloak room. The exterior has parking to the front and large enclosed lawned gardens to the rear.



Entrance Hall

Under stairs storage, air source heat pump, central heating radiator and double glazed door.

Cloakroom

Fitted with wc, wash hand basin and central heating radiator. Space for washing machine and dryer.

Living Room

Wood burning stove inset into chimney breast, two central heating radiators and double glazed window.

Dining Kitchen

Fitted with a good range of wall and base units, complementary work surfaces, tiled splash back and stainless steel sink and drainer unit. Space for fridge freezer, tiled flooring and double glazed window.

Landing

Staircase leading to the landing with double glazed window.

Bedroom One

Neutral decor, central heating radiator and double glazed window.

Bedroom Two

Fitted wardrobes, central heating radiator and double glazed window.

Bedroom Three

Further double with fitted storage, central heating radiator and double glazed window.

Bathroom

Fitted with three piece suite with shower over the bath, cupboard for the storage, complementary flooring, central heating radiator and double glazed window.

Front Garden

Lawned area with wall to the front and side hedge.

Rear Garden

Lawned rear gardens with mature trees including pear, plum, eating apple and crab apple all enclosed by fence and hedging.

Side Area

Gravel area to the side.

Parking

Gated side driveway for off street parking.

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/RFD110411



welcome to

Roberts Close, Ragnall Newark

- Well presented semi detached family property
- Living room, dining kitchen and downstairs cloakroom
- Large enclosed lawned rear garden
- Ample gated off street parking to the front
- Situated in the rural village of Ragnall

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD110411



Property Ref:
RFD110411 - 0005

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