

9 Station Road Retford, Notts, DN22 7DE



A substantial four storey four bedroom terraced house located within an established residential area of the town within walking distance of the railway station. The property requires a further scheme of modernisation and is ideal for profitable improvement for developer or private individual. The accommodation has gas central heating system, Upvc double glazing, briefly comprises reception hall, lounge, dining room, bathroom, Breakfast kitchen, two storerooms, rear hall, cloakroom with WC, four bedrooms, enclosed rear, garden,

The town centre with good range of amenities is within convenient travelling distance and the property is well located for local amenities, town's railway station, leisure centre, Local schools and shops. The town has good communication links and is well placed for the surrounding areas major towns and cities

Gamston Wood
Farm
Upton, Retford
Nottinghamshire
DN22 0RB

t: 01777 717559
m: 07540578530

Offers over **£95,000** Inspection recommended to appreciate
size of accommodation offered.

e: info@silcockandpartners.co.uk

www.limeliving.co.uk
www.silcockandpartners.co.uk


SILCOCK
& PARTNERS



LOCATION

Station Road is an established residential area well placed for Retford railway station, local shops, Retford Oaks secondary school and Retford leisure centre. The property is easily found when leaving the town centre continue over Carolgate Bridge. Turn right at the traffic lights onto Albert Road and continue and turn left opposite Retford squash club onto Victoria Rd, continue to the railway station and turn right onto Station Rd where the property will be found on the right hand side, identified by our sale board.

ACCOMODATION

Upvc front door

Reception Hall-Radiator, pine dado rail, coving

Sitting room 4.33m (14'2") into bay window x 3.20m (10'5") – Upvc double glazed bay window radiator, dado rail. Coving.

Dining room 4.32m (14'2") x 3.99m (13'1")-Upvc double glazed window, feature Adam style fireplace, radiator, laminate floor. dado rail. coving.

Bathroom 2.06m(6'9") x 1.41m('")- Bath, wash basin, W C,

Stairs lead from Dining room to

Breakfast Kitchen 4.29m (14') x 4.00m (13'1") – Range of kitchen units comprising single drainer sink unit with worktops, cupboards and drawers below wall cupboards, Ideal gas boiler. Upvc double glazed window.

Walk in pantry/storeroom 3.72m (12'2") x 3.55m (11'7")- Cold shelf

Under stairs store

Coal store 4.16m (13'7") x 1.70m (5'6")-

Rear Hall, rear door Cloakroom with low flush W

Stairs rise from Reception Hall to:

First Floor Landing with turned balustrade

Bedroom 1 (Front) – 3.69m (12'1") x 4.36 m (14'3") Upvc double glazed window, radiator.

Bedroom 2 (Rear) 3.98m (13') x 3.38 m (11'1') - Radiator, Upvc double glazed windows, built in cupboard

Bedroom 3 (Rear) 4.32m (14'2") x 2.97m (9'8") plus lobby area 1.03m(3'4") x 0.98m (2'11")

Bedroom 4 (Front) 4.32m (14'2") x 2.58m (8'5")

THE GARDENS

The property has a walled front buffer garden. Enclosed rear garden with rear pedestrian access.

General Remarks

Tenure

The property is understood to be freehold.

Services

Mains, gas water, electricity and drainage, are understood to be installed. Gas central heating system. Services have not been checked or tested and purchasers should make their own enquiries.

Council Tax

Band A



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

Purchasing This Property

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.