

Wharncliffe Villas, 23 Ollerton Road, Retford, Notts, DN22 7TF



A three bedroom semi-detached house in established residential area with scope for further improvement to individual tastes, The property retains many period features with additional benefit of Upvc double glazing, gas central heating. The well proportioned rooms living accommodation briefly comprises porch, Reception Hall, Lounge, Dining Room, Kitchen, Three bedrooms, loft storage room, Bathroom with spa bath. Useful attached outbuilding, enclosed rear gardens.

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 golf course. The town has good communication links and is well placed for the surrounding areas major towns and cities Doncaster 18.6 miles, Lincoln 20.5miles, Newark 14.5 miles , Sheffield 29.4 miles, Nottingham 29.9 miles, A1 Ranby 3.4miles,

(All mileages are approximate) Gross Internal Floor Area Approx 109 .6m2(1179.5ft2)

Guide Price: £139950

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LOCATION

Ollerton Road is easily found when leaving the town along the A620 Babworth Road, at the mini roundabout turn left onto West Carr Road. Continue past the Leisure centre turning and over the bridge where the property will be found on the left hand side immediately after the left turn into Century Road.

ACCOMODATION

Double glazed door into

Porch- part tiled features to wall.

Glazed and panelled front door

Reception Hall- Radiator.

Lounge 4.95m (16'29") x 3.69m (12' 1") – Feature fireplace with cast iron grate and tiled features, inset with living flame gas fire. Deep double glazed bay windows, picture rail, coving & ceiling rose.

Dining Room 4.39m(14' 4") x 3.18m(10' 5")- Feature fireplace, double glazed window overlooking rear gardens.,radiator,picture rail,coving&ceiling rose

Kitchen 4.64m (15' 2") x 2.72m (8' 11") – Range of fitted kitchen base units with oak style trim comprising one and half single drainer sink unit with worktops, cupboards and drawers below, tiled splash back, wall and china display cupboards, tiled floor, boarded features to chimney breast and ceiling, Alpha Gas fired boiler, Under stairs store area, double glazed windows with , side door
Stairs from reception hall with painted turned spindles and mahogany hand rail

First Floor

Landing, built in cupboard with ladder access to loft storage room.

Bedroom 1 (Front) - 4.89 m (16') - x 4.22 m (13'10") – Free standing wardrobes and drawer units, Radiator. ceiling rose,Upvc Double glazed window

Bedroom 2 (Rear) 3.22m (10'6") x 4.42m (14'6") – Built in wardrobe, dressing shelf, radiator, Upvc double glazed window with garden views.

Bedroom 3(Rear) 2.57m (8'5") x 2.75m (9') - Radiator, Upvc double glazed window with garden views

Bathroom 1.93m (6'3") x 1.81m (5'11") – Panelled spa bath with electric shower and screen, low flush WC, vanity wash basin set into surround with cupboards below and mirrored cabinets over, towel rail/radiator, tiled walls and floor.

THE GARDENS AND GROUNDS

The property has currently unrestricted street parking to the front of the property. Small front buffer garden. Gated side access to enclosed part walled rear garden with patio area, lawns and shrubs. Useful attached outbuilding and WC.

General Remarks

Tenure

The property is understood to be freehold.

Services

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

Measurements

These approximate room sizes are only intended as general guidance. You should verify these dimensions yourself before relying on them.



Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	F
92+	A		
81-91	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 effi

Properties are given a rating from A (most efficient) to G (least eff

Properties are also given a score. The higher the number the lower bills are likely to be.

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.