



Grove Lane, Retford DN22 6ND

welcome to

Grove Lane, Retford

This is a CHARMING two bedroom Victorian terrace arranged over three levels. Deceptively spacious internal accommodation plus generous rear gardens. Ideally positioned to access the many amenities of Retford town centre.



Entrance Hall

Under stairs storage.

Dining Room

Neutral decor, central heating radiator and single glazed window.

Living Room

Neutral decor, feature fire surround with open fireplace, central heating radiator and double glazed bay window.

Kitchen

Fitted with a range of wall and base units, complementary work surfaces and stainless steel sink and drainer unit. Space for appliances including gas cooker, washing machine and fridge freezer. Tiled flooring, central heating radiator, single glazed window and double glazed door.

Landing

Staircase leading to the landing with central heating radiator.

Bedroom One

Fitted wardrobes to one wall, central heating radiator and two double glazed windows.

Bathroom

Fitted with a bath, wash hand basin and a w.c. Shower cubicle. Central heating radiator and single glazed window.

Landing

Second staircase leading to the landing.

Bedroom Two

Loft bedroom with sloping ceiling to one wall, central heating radiator and single glazed window.

Front Garden

Cottage style garden to the front.

Rear Garden

To the rear is a paved yard enclosed by wall and leads to a generous garden which is mainly laid to lawn, enclosed by fence and with a garden shed.

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

Grove Lane, Retford

- Charming two bedroom Victorian terrace
- Sitting room, dining room and dining kitchen
- Two double bedrooms, generous bathroom
- Larger than average rear gardens
- Ideally located to access amenities

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD111045 - 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.

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