



Bramcote Drive, Retford DN22 7PS

welcome to

Bramcote Drive, Retford

This is a SUPERBLY APPOINTED homely three double bedroom detached home positioned on a small cul-de-sac in a popular and well regarded area of Retford An IDEAL FAMILY HOME with well presented and generous internal accommodation plus attractive southwest gardens, driveway and a garage.



Entrance Hall

Lounge Diner

Efficient multifuel stove set onto a tiled hearth to reduce energy costs, laminate flooring, two central heating radiators and a double glazed window.

Kitchen

Good range of shaker style wall and base units with worksurfaces to complement and a one and a half stainless steel sink and drainer. Integrated gas hob with an extractor above, electric oven, space for a fridge and plumbing for a washing machine and dishwasher, space for a dryer. Central heating radiator and a double glazed window.

Conservatory

Double glazed windows and French doors, central heating radiator and laminate flooring.

First Floor

Landing

Central heating radiator and a double glazed window.

Bedroom One

Double glazed window, central heating radiator and coving.

Bedroom Two

Double glazed window, central heating radiator and coving.

Bedroom Three

A further double sized room with a double glazed window and a central heating radiator.

Bathroom

Fitted with a double ended bath, wash hand basin with units beneath and a w.c. Aquaboarded ceiling, touch mirror light and a heated towel rail. Cupboard storing the boiler and a central heating radiator.

Exterior

To the front is a lawned garden with plant and shrub borders plus plum slate borders and a paved driveway which leads to the garage. To the rear is a lawned South Facing garden with a paved patio and plant and shrub borders.

Garage

Integral single garage with power and light.

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

Bramcote Drive, Retford

- Superbly appointed comfortable detached family home
- Generous lounge diner, kitchen and conservatory
- Three double bedrooms, High quality family bathroom
- Lovely southwest gardens to the front and rear
- Driveway and a garage

Tenure: Freehold EPC Rating: C

Council Tax Band: B

Awaiting Photograph

£260,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
RFD110595 - 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.



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