



01777 709112 | retford@brown-co.com



## 15 MARQUIS GARDENS, RETFORD

**£160,000**

A fantastic 3/4 bedroom property with ample living accommodation and good family garden. Marquis Gardens is located just off of Goosemoor Lane on the periphery of Retford heading out of town. This home ideally suits a family but is suitable for a variety of purposes.

- Entrance Hall • Lounge Diner • Kitchen with Pantry • Utility Room & Cloakroom
- 3/4 Bedrooms • Bathroom • Off Road Parking & Garage • Gardens





## 15 MARQUIS GARDENS, RETFORD, NOTTINGHAMSHIRE, DN22 7JB

### DIRECTIONS

Leaving Retford town centre market square via Grove Street, turn right at the traffic lights onto Arlington Way. Proceed over the pedestrian lights and at the next set of lights turn left onto London Road, proceeding south. Continue and then turn right onto Goosemoor Lane and again onto Marquis Gardens. The property will be found on your left hand side.

### LOCATION

The town centre and its full range of residential amenities are within comfortable reach. Lying on the south side of the town means Ryecroft is ideally positioned for accessing the areas excellent transport links. The A1M lies to the west from which the wider motorway network is available and the towns rail station puts London's Kings Cross within approx. 1 hour 30 minutes. Air travel is convenient via international airports of Doncaster Sheffield and Nottingham East Midlands. Leisure amenities and educational facilities (both state and independent) are well catered for.

### ACCOMMODATION

**ENTRANCE LOBBY** Entered into via uPVC double glazed door with stairs to the first floor and door into

**LIVING ROOM 13' 8" x 14'0" (4.16m x 4.27m)** with front aspect window, brick built fireplace, central heating radiator, ceiling and wall mounted lights and door to

**DINING ROOM 10'6" x 8'8" (3.20m x 2.65m)** with rear aspect uPVC double glazed windows, laminate flooring, ceiling mounted lights, central heating radiator and door to

**KITCHEN 7'11" x 10'7" (2.42m x 3.22m)** with a range of contemporary high gloss anthracite grey wall and base storage units with complimenting white diamond sparkle laminate worktops and upstands, integrated oven, 4 ring gas hob, stainless steel 1.5 bowl sink with central mixer tap, rear aspect uPVC double glazed window, tiled flooring and opening to

**UTILITY ROOM 6'11" x 10'10" (2.12m x 3.59m)** with space and plumbing for washing machine, white diamond sparkle laminate worktop, tiled flooring, uPVC double glazed personnel door to rear garden and doors to the integral garage housing gas combination boiler and door to

**CLOAKROOM** with hand wash basin and mixer tap with vanity unit and concealed flush WC.

### FIRST FLOOR

**LANDING** with access to roof void

**MASTER BEDROOM 17'0" x 13'3" (5.20m x 4.04m)** with front aspect uPVC double glazed windows, central heating radiators and ceiling mounted light.

**BEDROOM TWO 9'9" x 11'9" (2.98m x 3.59m)** with rear aspect uPVC double glazed window, central heating radiator, ceiling mounted lights, built in wardrobes and dressing area.

**BEDROOM THREE/FOUR** access off the hallway with one door splitting the two rooms.

**ROOM ONE 7'4" x 11'1" (2.25m x 3.37m)** with dual aspect uPVC double glazed windows, central heating radiator and ceiling mounted light with door to;

**ROOM TWO 7'4" x 13'4" (2.25m x 4.08m)** with dual aspect uPVC double glazed windows, central heating radiator and ceiling mounted light.

### OUTSIDE

Externally the property benefits from a front buffer garden, mainly laid to lawn with driveway leading to the integral garage. To the rear the property has a raised timber decking area with steps down into the main garden which is mainly laid to lawn.

### GENERAL REMARKS and STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band B. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

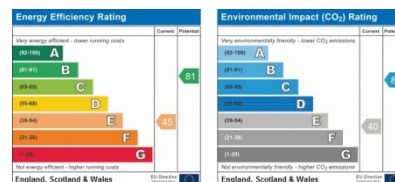
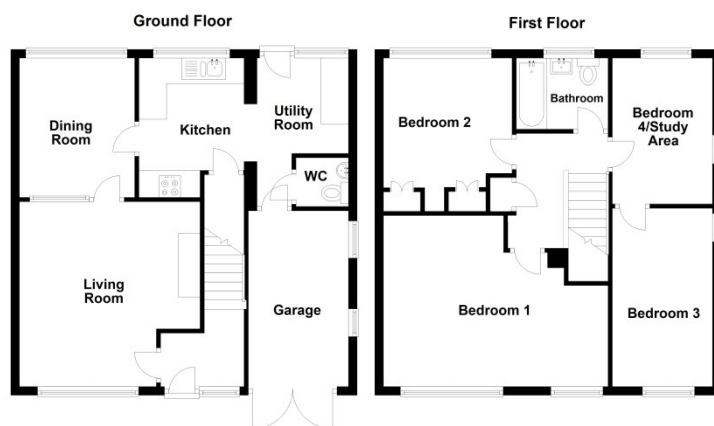
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: Intending buyers will be asked to produce original Identity Documentation and Proof of Address before Solicitors are instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in January 2019.



### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.