



## 6 REDFORDE PARK ROAD RETFORD

A modern two bedroom semi detached bungalow in a favoured location on the edge of Retford town centre. Front aspect lounge, modern kitchen and bathroom. Long driveway, garage and manageable rear garden. The property is being offered with no onward chain and viewing is advised.

**£185,000**

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**BROWN & CO**

Property and Business Consultants

# 6 REDFORDE PARK ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 7GE

## LOCATION

This is a highly regarded location towards the town's northern boundary yet lying within comfortable reach of the Primary Care Centre and town centre amenities. There are local amenities and the bungalow is well positioned for accessing the areas excellent transport network. The property benefits from an intruder alarm system.

## ACCOMMODATION

Part glazed UPVC double glazed door and obscure side window into

**L-SHAPED ENTRANCE HALL** with access to roof void, central heating thermostat, built in cloaks cupboard.

**LOUNGE 16'3" x 10'2" (4.98m x 3.11m)** front aspect double glazed window, feature polished wood fire surround with fitted electric fire, TV ariel lead

**KITCHEN 11'3" x 11'0" (3.43m x 3.38m)** front aspect double glazed window. Pine fronted base and wall mounted cupboard and drawer units, single stainless steel sink/drainer with mixer tap, space and plumbing for washing machine, freestanding cooker, working surfaces, part tiled walls, cupboard housing wall mounted gas fired central heating combination boiler (newly installed in January 2021) with shelving below.

**BEDROOM ONE 11'7" x 10'2" (3.55m x 3.11m)** rear aspect double glazed window with views to the garden.

**BEDROOM TWO 11'3" x 8'8" (3.45m x 2.67m)** rear aspect double glazed window.

**BATHROOM** side aspect obscure double glazed window. Three piece white suite with panel enclosed bath, electric shower over, pedestal hand basin, low level wc, part tiled walls, wood effect vinyl flooring.

## OUTSIDE

The front is open plan lawned with path to the front, paved driveway with space for several vehicles. Outside tap and lighting. The drive leads to brick built **SINGLE GARAGE** with security light, metal up and over door, power and lighting. From the drive is fencing and wrought iron gate into the South facing rear garden which is lawned and fenced to all sides.

## AGENTS NOTE

Interested parties are asked to note that one of the vendors of this property is an employee of Brown & Co and such interest is declared in accordance with the Estates Agents Act 1979.

## 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 others 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 of 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: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

## GENERAL REMARKS & 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 C.

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 finalizing 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.

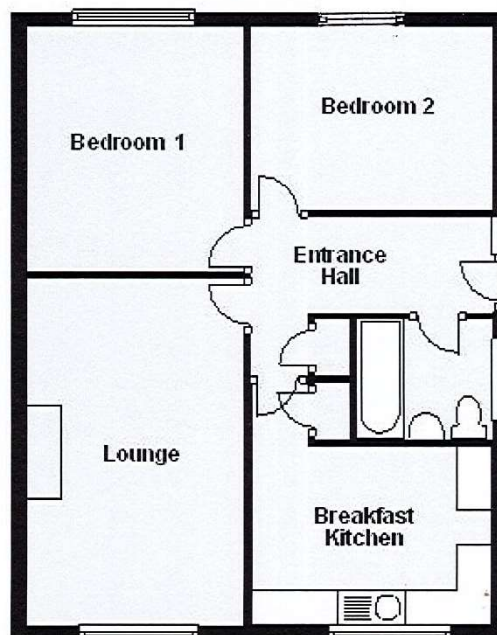
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 specialize 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 2023.

## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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