



6 CLIFTON WAY RETFORD

Most attractive two bedroom semi detached bungalow, upgraded and modernised including rear conservatory, wet room, kitchen, new internal doors, etc. Featuring gardens landscaped for ease of maintenance. Highly regarded location.

£175,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

6 CLIFTON WAY, RETFORD, NOTTINGHAMSHIRE, DN22 7YE

LOCATION

Clifton Way is situated towards the north of the town within comfortable reach of Primary Care Centre, local bus routes and town centre. Communication links to the area are excellent by road, rail and air.

DIRECTIONS

Leaving Retford town centre via Bridgegate, at the roundabout take the second exit onto North Road, after the Co-op/petrol station turn left onto Fulford Avenue. At the T-Junction bear right onto Galway Crescent, proceeding along to find Clifton Way on the right hand side before Firth Road.

ACCOMMODATION

OPEN ENTRANCE PORCH

ENTRANCE HALL useful cloaks cupboard, access hatch to roof void, wood laminate floor covering, radiator.

LOUNGE DINER 17'6" x 11'4" (5.32m x 3.45m) front aspect picture window, wood laminate floor covering, radiators.

KITCHEN 11'0" x 7'10" (3.35m x 2.40m) comprehensive range of fitted units finished in an attractive pale grey with base cupboards surmounted by quartz style working surfaces, tiled splashbacks to complement. Ceramic 1.5 sink unit, integrated appliances of oven and gas hob. Further appliance recesses with plumbing for washing machine, front aspect window, wood laminate floor covering, Baxi gas fired central heating boiler.

BEDROOM ONE 14'6" x 11'4" (4.42m x 3.47m) wood laminate floor covering, radiator, double doors opening to

CONSERVATORY 9'0" x 8'0" (2.75m x 2.43m) brick base and UPVC double glazed upper levels, wood laminate floor covering to complement and garden access via double doors.

BEDROOM TWO 11'0" x 10'10" (3.35m x 3.30m) rear aspect window, wood laminate floor covering, radiator.

WET ROOM refitted and attractively appointed in an elegant wet room style, fully tiled walls and flooring, showering area with overhead deluge rainfall shower and additional handset, pedestal hand basin, wall mounted wc, chrome towel warmer.

OUTSIDE

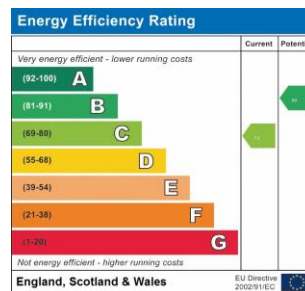
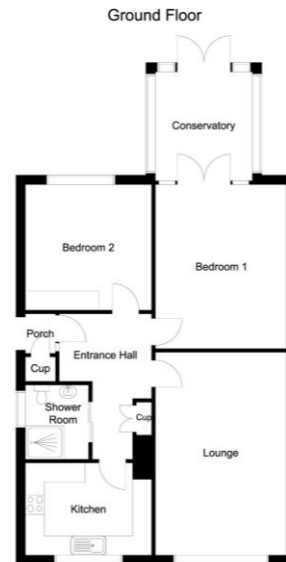
Landscaped for ease of maintenance, there are garden areas to front and rear, the front featuring paving with grassed circular feature and perimeter borders. Footgate from the pedestrian side of Clifton Way leads to gated pathway by the side of the bungalow to the entrance porch with external store.

The rear garden is equally attractive and paved with raised planters ideal for sitting out.

Access via the rear vehicular service road of Clifton Way is a brick built **SINGLE GARAGE** with remote control electric roller door, light, power and rear personal door.

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 A.
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 October 2023.



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: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.