



19 Wentworth Close, Gainsborough

A 3 bedroom modern home in the popular town of Gainsborough within a short walking distance to the Town Centre, Golf Club, Leisure Centre and recently built Castle Wood Academy school.

£130,000

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BROWN & CO

Property and Business Consultants

DIRECTIONS

When travelling from Gainsborough Town Centre on the A159 turn right onto Spital Terrace turning left onto The Avenue. Turn right onto Sunningdale way and continue to the right and turn right onto Wentworth Close. The property will be found on the left hand side.

ACCOMMODATION

Entrance lobby

Entered into via partially glazed front door, central heating radiator, ceiling mounted light and doors to

Living room 4.78m x 4.60m

With front aspect uPVC double glazed window, ceiling mounted light, central heating radiator, telephone and aerial points, stairs to first floor landing and door to kitchen.

WC

With low level flush WC, hand wash basin and pedestal, central heating radiator, ceiling mounted light and extractor fan.

Dining Kitchen 4.60m x 2.54m

With a range of wall and base storage cupboards, complimenting worktops with inset stainless steel sink and central mixer tap, tiled splashback, integrated oven, 4 ring gas hob with stainless steel extractor over, space and plumbing for washing machine and dishwasher, ceiling mounted spotlights, rear aspect uPVC double glazed window and uPVC double glazed French doors to rear garden, central heating radiator, tile effect flooring, under stairs storage cupboard and space for dining table.

Bedroom One 4.08m x 2.63m

With front aspect uPVC double glazed window, central heating radiator, ceiling mounted light, TV and phone point, loft access with drop down ladder and partially boarded loft with light.

Bedroom Two 3.25m x 2.63m

With rear aspect uPVC double glazed window, ceiling mounted light, central heating radiator.

Bedroom Three 3.12m x 1.90m

With front aspect uPVC double glazed window, ceiling mounted light and central heating radiator.

Family Bathroom 1.90m x 1.70m

With frosted uPVC double glazed window, low level flush WC, hand wash basin and vanity unit, paneled bath with wall mounted shower, tiled splashbacks.

OUTSIDE

The property benefits from 2 parking spaces to the front of the property. The rear garden is mainly laid to lawn with a patio area with an additional sunken garden and space for a garden shed.

IMPORTANT NOTICES

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AGENTS NOTE

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

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is Leasehold - 155 year lease commencing from 1 May 2006. Current Ground Rent £213.16 per annum (reviewed May 2021 fixed for 15 yrs), plus £70

Service Charge for communal areas. Vacant possession will be given upon completion.

Council Tax: We are advised by 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.

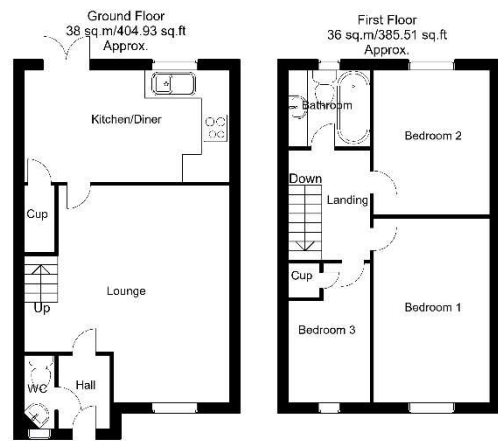
Hours of Business: Monday to Friday 9am - 5.30pm.

Viewing: Please contact the Retford office 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.

These particulars were prepared in November 2020, amended July 2021.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		