



7 SHERWOOD SQUARE KING EDWARD COURT, RETFORD

Well planned, specified and attractive two bedroom bungalow in this highly regarded over 60's gated development featuring en suite and separate bathrooms, two owned dedicated parking spaces, character lovely communal grounds and close to town centre amenities.

£244,995

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

BROWN & CO

Property and Business Consultants

7 SHERWOOD SQUARE, KING EDWARD COURT, RETFORD, NOTTINGHAMSHIRE, DN22 6NZ

LOCATION

Situated within the new build element of this highly regarded over 60's scheme, the property sits behind the sympathetic conversion of the original King Edward VI Grammar School. Town centre amenities are readily on hand with other facilities nearby including the Chesterfield Canal and railway station benefiting from direct service into London Kings Cross. Retford hosts a full range of residential and leisure amenities with a Primary Care Centre situated just to the north of the town centre.

DIRECTIONS

Leave Retford town centre market Square via Grove Street. At the traffic lights turn right onto Arlington Way. Over the pedestrian lights and before the next lights turn left onto Dominie Cross Road, bearing right into the gated development.

ACCOMMODATION

ENTRANCE HALL coving, access hatch to roof void, radiator.

LOUNGE 18'0" x 12'4" (5.50m x 3.75m) with attractive focal fireplace having appealing electric fire. Double doors opening to an enclosed garden. Coving, radiator.

DINING KITCHEN 14'2" x 10'6" (4.32m x 3.21m) with range of cream shaker style units to wall and floor level, base cupboards surmounted by granite effect working surfaces and hosting mosaic style tiled splashbacks. Good range of integrated appliances including double oven, gas hob, extractor, fridge freezer and washer dryer. Ceramic 1.5 sink unit. Rear aspect window overlooking the communal square, ample dining space, concealed Baxi gas fired combination boiler, radiator.

MASTER BEDROOM ONE 11'6" to 14'5" x 11'6" (3.48m to 4.41m x 3.48m) minimum dimensions measured to range of fitted wardrobes to one wall, double doors with adjacent side lights opening to enclosed garden area. Coving, radiator and off to

EN SUITE SHOWER/WET ROOM with mermaid boarding to walls, shower, vanity basin with base storage, low suite wc, chrome towel warmer.

BEDROOM TWO 11'7" x 10'7" (3.53m x 3.23m) also suitable for second reception room, dining room etc., rear aspect window overlooking the square, coving, radiator.

BATHROOM with attractive white suite of panelled bath having shower over with side shower screen, vanity hand basin with base storage, low suite wc, half tiled in natural tones to complement rising to full height in the bath/shower area, useful linen/storage cupboard, chrome towel warmer.

OUTSIDE

The property sits nicely within this exclusive gated development for the over 60's which benefits from a variety of communal walkways, paths and gardens.

No. 7 has an enclosed garden area with artificial turf and Indian sandstone pathway.

The property enjoys a rear aspect over the communal square to the rear with direct access from the entrance hall.

The property includes two dedicated parking spaces, accessed via the electronic gates on Dominie Cross Road.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassettlaw District Council that this property is in Band C.

Service Charge: We are advised the current annual service/maintenance charge for 2020/2021 is £500 per annum. This charge is variable. Interested parties are expressly advised to check service/maintenance charge, extent of cover and all outgoings prior to entering a legal commitment to purchase.

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.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in February 2021



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 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.