



## 65 REDFORDE PARK AVENUE RETFORD

A modern three bedroom detached bungalow in this small cul de sac on the favoured Redforde Park development. The property benefits from a long driveway, garage and a conservatory overlooking the southerly facing rear garden. The property does require some modernisation but offers a great buy for those wishing to down size ready for retirement. In addition, the property is accessible to the town centre, hospital and pharmacy.

**£195,000**

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**BROWN & CO**

Property and Business Consultants

**65 REDFORDE PARK AVENUE, RETFORD,  
DN22 7GG**

## 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.

## DIRECTIONS

what3words///scribble.coder.runners

## ACCOMMODATION

Obscure glazed UPVC door into

**L-SHAPED ENTRANCE HALL** access to roof void with loft, light and boarded. Built in cupboard. Central heating thermostat. Telephone point.

**LOUNGE 15'6" x 14'6" (4.75m x 4.46m)** double aspect, double glazed French doors to rear garden. Feature coal effect electric fire on raised hearth. TV point. Wall light points.

**KITCHEN 11'5" x 6'4" (3.49m x 1.96m)** front aspect double glazed window. A good range of base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap. Built in electric oven, grill and microwave. Integrated fridge. Four ring gas hob with extractor above. Fold down breakfast bar. Ceramic tiled flooring, tiled walls and recessed lighting.

**BEDROOM ONE 11'3" x 9'4" (3.44m x 2.87m)** measured to front of wardrobes. Rear aspect double glazed window looking into the conservatory and garden. A range of built in bedroom furniture incorporating wardrobes, chest of drawers and bedside cabinets. Telephone point. TV aerial lead.

**BEDROOM TWO 9'0" x 8'7" (2.78m x 2.66m)** front aspect double glazed window. Built in wardrobes with hanging and shelving space.

**BEDROOM THREE/DINING ROOM 9'4" x 6'5" (2.87m x 1.97m)** wall light points. Half glazed door to

**CONSERVATORY 16'7" x 9'6" (5.09m x 2.91m)** brick base with double glazed windows and polycarbonate roof. Ceramic tiled flooring, a good run of waste height base cupboards. Space and plumbing for washing machine, floor standing Gloworm gas fired central heating boiler and additional range of cupboards.

**SHOWER ROOM** front aspect obscure double glazed window. Corner fitted shower cubicle with electric shower with handheld attachment, glazed screen, vanity unit with inset sink, mixer taps

and cupboards and drawers below in high white gloss. Tiled walls.

**SEPARATE WC** front aspect obscure double glazed window. White low level wc, half tiled walls and extractor.

## OUTSIDE

The property is open plan to the front with an area of sculptured lawn and path to the front door. Paved driveway providing parking for 2-3 vehicles which leads to **SINGLE GARAGE** with metal up and over door, power and light. External lighting and wooden gate giving access to the rear garden.

The rear garden is fenced and hedged to all sides and does require some attention. Paved patio area, area of lawn and a good selection of shrubs.

## 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.

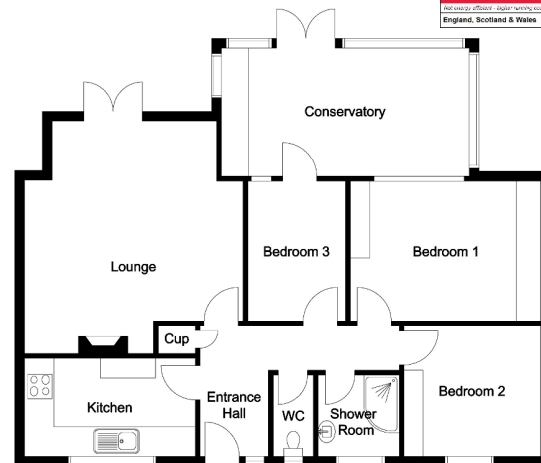
**Agents Note:** In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

**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 March 2023.

Energy Efficiency Rating		Current	Potential
The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
Not energy efficient. Major energy costs			
England, Scotland & Wales			



## IMPORTANT NOTICES

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