



2 SHERWOOD SQUARE KING EDWARD COURT, RETFORD

A two bedroom link detached bungalow in this favoured gated residential development for the over 60's. The property is located close to the town centre. There are en suite facilities to the master bedroom and is set in a small attractive courtyard setting. One allocated parking space. No onward chain.

£250,000

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BROWN & CO

Property and Business Consultants

2 SHERWOOD SQUARE, KING EDWARD COURT, RETFORD, DN22 6NZ

LOCATION

Situated within this recently constructed 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

what3words///thigh.toward.rapid

ACCOMMODATION

Covered entrance with part glazed composite door into

ENTRANCE HALL 17'8" x 3'10" (5.43m x 1.21m) with access to roof void. Entry phone system.

LOUNGE 14'8" x 13'9" (4.50m x 4.25m) rear aspect double glazed window overlooking the garden. Feature fire surround with electric pebble effect fire and marble effect hearth. TV and telephone points.

KITCHEN DINING ROOM 13'9" x 12'0" (4.22m x 3.67m) rear aspect double glazed French windows with matching side light windows. A good range of cream coloured shaker style base and wall mounted cupboard and drawer units. Integrated fridge freezer, dishwasher and washer dryer. Built in electric oven with grill above. Four ring gas hob with extractor canopy over. Ample working surfaces. 1 ¼ enamel sink drainer unit with mixer tap. Part tiled walls, display/plate rack, spotlighting.

BEDROOM ONE 13'9" x 13'5" (4.22m x 4.10m) rear aspect double glazed window. Telephone point, TV point. Door to

EN SUITE WET ROOM 7'6" x 3'8" (2.32m x 1.16m) side aspect obscure double glazed window. White low level wc. Wall mounted vanity unit with soft close cupboard below and mixer tap. Walk-in wet room shower with mains fed shower, aqua boarded walls, extractor. Chrome towel rail radiator.

BEDROOM TWO 13'9" x 10'8" (4.24m x 3.29m) front aspect double glazed window with views to the courtyard, TV point.

BATHROOM 7'7" x 6'0" (2.35m x 1.84m) rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath, mains fed shower over, contemporary mixer tap and glazed shower screen. Low level wc, wall mounted vanity unit with soft close drawer below and mixer tap. Part tiled walls, wall mounted strip light/shaker socket. Extractor and chrome towel rail

radiator. Built -in floor to ceiling cupboard.

OUTSIDE

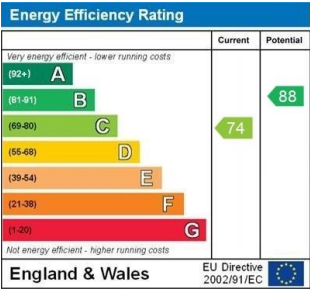
Sherwood Square is surrounded by attractive and nicely landscaped communal gardens. One allocated parking space as well as visitor parking. Gated access via Dominie Cross Road or London Road.

The property has an L-shaped garden which is railed to all sides and screened by laurel hedging. Low maintenance Astro turf lawn. Gate giving access to the rear and covered entrance.

Service Charge: We are advised the current annual service/maintenance charge is £730 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.

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. Service Charge: We are advised the current annual service/maintenance charge for is £730 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. These particulars were prepared in April 2025.



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