



3 Sherwood Square,  
Retford, DN22 6NZ



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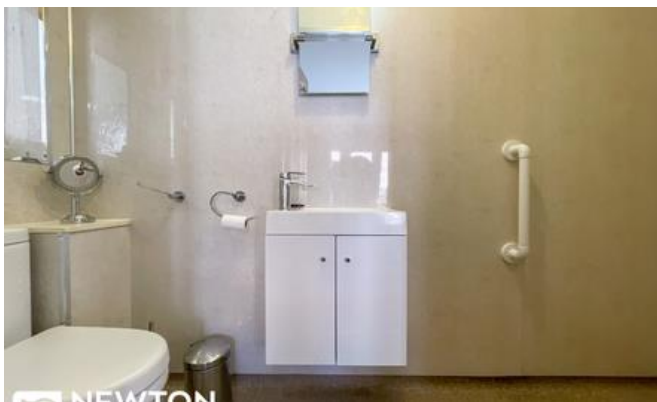
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# £250,000

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This two-bedroom bungalow is situated on Sherwood Square, part of a gated community within easy walking distance of the town centre. Offered with no upward chain, the bungalow features two double bedrooms (one of which benefits from en-suite), a lounge, kitchen and bathroom. There is also a low maintenance garden to the rear as well as two allocated parking spaces.





### RECEPTION HALL

4.51m x 1.20m (14'10" x 3'11")

Composite double glazed obscure front entrance door, video intercom entry system, double panel radiator, doors leading to the majority of the accommodation, hatch accessing roof space, ceiling mounted smoke detector.

### SITTING ROOM

5.51m x 3.73m (18'1" x 12'2")

Double glazed French doors to rear aspect with matching sidelights, television point and telephone point, fireplace with electric pebble effect fire within, double panel radiator.



### DINING KITCHEN

4.30m x 3.23m (14'1" x 10'7")

Fitted with a range of shaker style base and wall units consisting of soft close cupboards and drawers underneath stone effect work surfaces with tiled splashback. Fitted appliances include a 'Zanussi' electric double oven, integrated 'Blomberg' fridge freezer, 'Bosch' four ring induction hob with extractor hood above, a 'White Knight' tumble dryer, dishwasher and a 'CDA' washing machine. Cupboard housing 'Ideal' gas-fired combination central heating boiler, ceramic one-and-a-quarter bowl sink and drainer, double glazed window to front aspect, timber effect flooring, double panel radiator.

### BEDROOM ONE

4.08m x 3.47m (13'5" x 11'5")

Double glazed French doors to rear aspect with matching sidelight, fitted wardrobe units with hanging rails and shelving within as well as a fitted chest of drawers, double panel radiator.



### EN-SUITE

2.72m x 0.84m (8'11" x 2'10")

Wet-room style shower enclosure with mains fed shower within, low-level dual flush WC, wash hand basin with toiletry storage below, double glazed obscure window to right aspect, chrome ladder style towel radiator, fully boarded walls.

### BEDROOM TWO

3.53m x 3.52m (11'7" x 11'6")

Double glazed window to front aspect, double panel radiator, range of fitted wardrobe units with handrails and shelving within as well as a dressing table with drawers.

### BATHROOM

2.72m x 1.64m (8'11" x 5'5")

Fitted with a three-piece suite consisting of a panel bath with mains fed shower above, low-level dual flush w.c., and a wash hand basin with toiletry storage below. The bathroom also has a double-glazed obscure window to right aspect, tile-effect flooring, tiled walls to half height (full height to the area of bath), chrome ladder-style towel radiator, double-doored cupboard with shelving within.

### GARDENS & GROUNDS

The property can be accessed off Dominie Cross Road through a pair of wrought iron gates, which lead onto a vehicle parking area; a paved pathway then leads from the parking area to Sherwood Square. There are covered pathways leading down either side of the property to the rear garden, which is paved and enclosed behind wrought iron railings.

## TENURE

Freehold. Annual maintenance fee of £730 for maintenance of communal areas

## COUNCIL TAX

Band C

## SERVICES

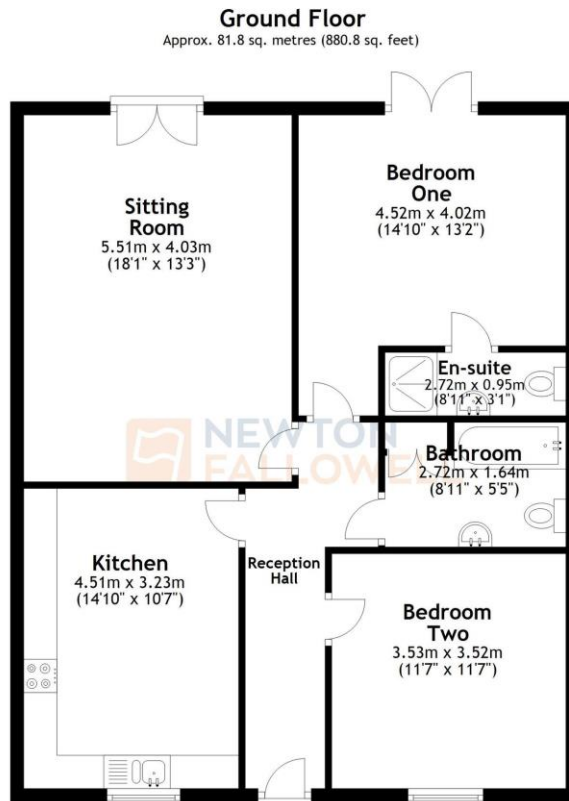
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

## DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.



# Floorplan



Total area: approx. 81.8 sq. metres (880.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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