

Sherwood Square, RETFORD DN22 6NZ

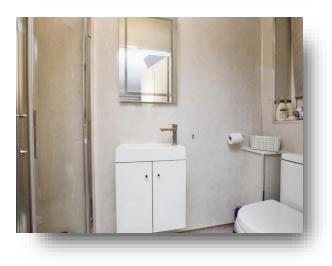


welcome to

Sherwood Square, RETFORD

This is a SUPERBLY APPOINTED two double bedroom bungalow positioned on an EXCLUSIVE GATED Over 55's retirement development in the much regarded London Road area of Retford. Finished to an excellent standard throughout.













Entrance Hall

A composite door leads to the entrance hall with wooden flooring.

Lounge

18' x 12' 4" ($5.49m \times 3.76m$) Feature fire surround with an electric fire inset, double glazed french doors and a central heating radiator.

Dining Kitchen

14' 1" x 10' 6" (4.29m x 3.20m) Fitted with a range of wall and base units with a ceramic sink and drainer and complementary worksurfaces. Integrated electric hob with an extractor above and an integrated electric oven plus an integrated fridge/freezer and dishwasher plus a concealed space with plumbing for a washing machine. Double glazed window, central heating radiator and complementary flooring.

Bedroom One

13' 4" to rear of wardrobe x 11' 4" (4.06m to rear of wardrobe x 3.45m) Double glazed french doors, fitted wardrobes to one wall and a central heating radiator.

Enusite Wetroom

Fitted with a shower, wash hand basin and a w.c. Double glazed window and a heated towel rail.

Bedroom Two

11' 8" x 10' 6" to rear of wardrobe ($3.56m \times 3.20m$ to rear of wardrobe) Double glazed french doors, fitted wardrobes and a central heating radiator.

Exterior

To the front of the property are courtyard gardens with astro turf and a paved patio. The garden is fronted by railings and gated. There are also beautiful communal gardens available to the prospective buyer.



Two allocated parking spaces and visitor parking.





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Sherwood Square, RETFORD

- Beautifully presented two bedroom bungalow
- Part of a gated exclusive over 55's development
- Spacious lounge, well equipped dining kitchen
- Master bedroom with ensuite wetroom, further double bedroom
- Private courtyard gardens plus access to the lovely ٠ landscaped communal gardens

Tenure: Freehold EPC Rating: B

£300,000





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Property Ref: RFD108829 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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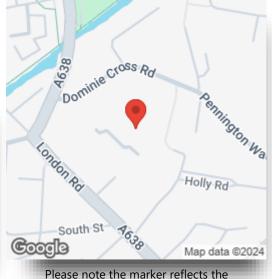
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postcode not the actual property

