



**The Lloyd Jenkins Avenue, Retford DN22 6HA**

**welcome to**

**The Lloyd Jenkins Avenue, Retford**

DO YOU HAVE A PROPERTY TO SELL - ASSISTED SALE MAY BE AVAILABLE - AN ELEGANT 4 BEDROOM DOUBLE FRONTED DETACHED HOME - SPACIOUS ACCOMMODATION - 4 BEDROOMS - STUDY - 3 BATHROOMS - UTILITY - GARAGE - PARKING - GARDEN - QUALITY FEATURES THROUGHOUT



## Agents Note

Any CGI image or photos used in this advert are to be used as a representation of the finished specification that you can expect. The specification and layout may be subject to alterations. Interested parties are advised these particulars were prepared during construction and the Developers reserve the right to change layout, specification, pricing etc. without notice. Interested parties are therefore expressly advised to inspect the property on site and satisfy themselves on all such matters 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 has yet to be assessed for Council Tax.

Services: Mains water, electricity and drainage will be connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising 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.

Measurements: Measurements quoted for internal square footage are those provided to the agent by the developer. The agent accepts no responsibility for any discrepancies or inaccuracies in these figures.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.



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welcome to

Awaiting Photograph

## The Lloyd Jenkins Avenue, Retford

- DO YOU HAVE A PROPERTY TO SELL - ASSISTED SALE MAY BE AVAILABLE
- Family Home, Five Bedrooms, Three Bathrooms
- Open Plan Kitchen & Lounge
- Garage & Driveway
- Attractive Rear Garden

Tenure: Freehold EPC Rating: Exempt

**£495,950**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD109118 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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