



**Hallcroft Fishery & Caravan Park Hallcroft Road,
RETFORD DN22 7RA**

william
h brown

welcome to

Hallcroft Fishery & Caravan Park Hallcroft Road, RETFORD

Situated to the fringes of the Georgian market town of Retford is this deceptively spacious two bedroom home, finished to a high quality with integrated appliances. Positioned on a superb site of six fishing lakes in tranquil surroundings on the edge of Idle Valley nature reserve.



Kitchen dining/Lounge

18' 8" x 11' 10" (5.69m x 3.61m)

The kitchen are is fitted with a range of cream shaker wall and bas units with complementary worksurfaces and a stainless steel sink and drainer. There is space for a cooker plus an integrated fridge freezer, complementary flooring and a double glazed window and door. The lounge and dining are is carpeted and fitted with integrated seating and dining, a feature fire surround with an electric stove inset. Central heating radiator, four double glazed windows plus double glazed french doors leading to the external decking with views over the fishing lake.

Inner Hall

Leading to the bedrooms and shower room

Bedroom One

12' to rear of wardrobe x 9' 2" inc dressing table (3.66m to rear of wardrobe x 2.79m inc dressing table)

Fitted wardrobes, dressing table and bed. Central heating radiator and a double glazed window.

Ensuite W.C.

Fitted with a wash hand basin and w.c. Double glazed window, central heating radiator and a cupboard storing the boiler.

Bedroom Two

8' 2" x 5' 6" (2.49m x 1.68m)

Fitted wardrobe, overhead storage and twin beds. Central heating radiator and a double glazed window.

Shower Room

Fitted with a shower cubicle, wash hand basin and w.c. Double glazed window, central heating radiator.

Exterior

A raised deck provides amazing views over the fishing lake. To the rear is a block paved driveway proving off street parking.

Agent Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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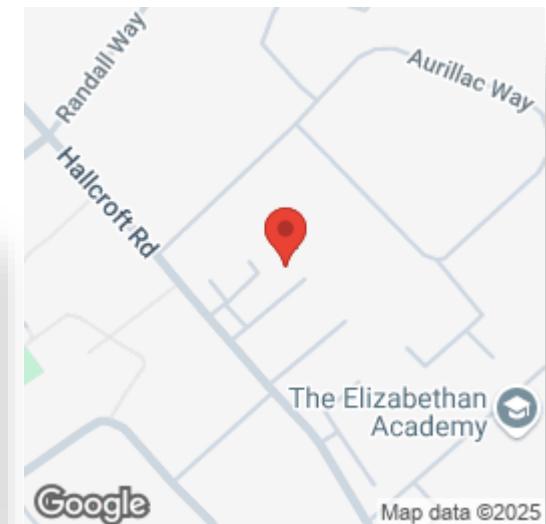
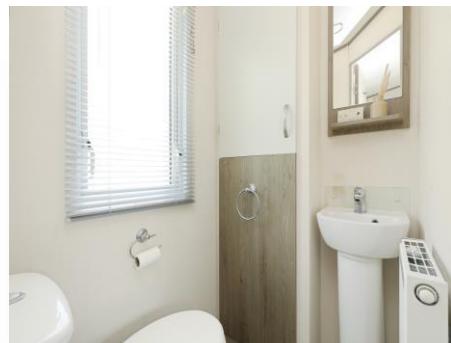
- **Offered with NO UPWARD CHAIN**
- Two bedroom parkhome
- Driveway for two cars
- Decking overlooking a fishing lake
- Located on the outskirts of the town centre and on the edge of Idle Valley nature reserve

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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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.



Property Ref:
RFD110041 - 0003

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