



4 ROSE LEA RETTFORD

A very well presented two double bedroom first floor flat with modern kitchen and bathroom as well as a dual aspect living room. In addition, there is a low maintenance front garden and a long driveway providing parking for several vehicles.

£95,000 - LEASEHOLD

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4 ROSE LEA, RETFORD, DN22 7SB

LOCATION

Rose Lea is situated in this popular modern development in the heart of Ordsall which provides good local amenities including Co-op, Spar and Post office as well as good accessibility to schools for all age groups. Retford town centre is within comfortable distance with comprehensive shopping, leisure and recreational facilities as well as a mainline railway station. The A1 and A57 are within comfortable distance providing links to the wider motorway network.

DIRECTIONS

What3words///themes.asset.market

ACCOMMODATION

External staircase leading to the first floor with one ground floor external cupboard and one first floor external storage cupboard. Half glazed composite door to

ENTRANCE HALL rear aspect double glazed window. Two built-in storage cupboards, oak coloured laminate flooring.

KITCHEN 12'1" x 9'2" (3.70m x 2.80m) dual aspect double glazed windows. A good range of base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap. Ample working surfaces including a breakfast bar. Space for free standing cooker, washing machine and tumble dryer as well as an upright fridge freezer. Oak coloured laminate flooring. Part tiled walls, cupboard housing wall mounted gas fired central heating combination boiler and additional storage cupboard.

LOUNGE 17'10" x 11'4" (5.47m x 3.48m) dual aspect double glazed windows to front and rear. Feature painted fire surround with fitted electric fire and marble effect hearth. TV point.

INNER HALLWAY

BEDROOM ONE 14'10" x 8'9" (4.57m x 2.70m) two double glazed front aspect windows. TV aerial lead.

BEDROOM TWO 9'2" x 8'8" (2.80m x 2.67m) measured to front of full length range of built-in wardrobes with hanging and shelving space and storage above. Rear aspect double glazed window.

BATHROOM rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with electric shower over. Pedestal hand basin, low level wc, extractor fan, part tiled walls.

OUTSIDE

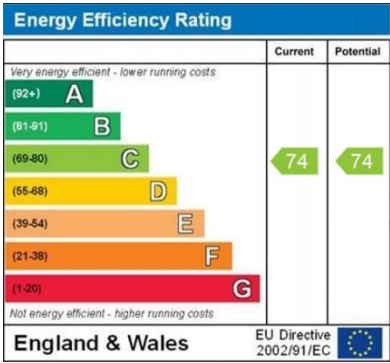
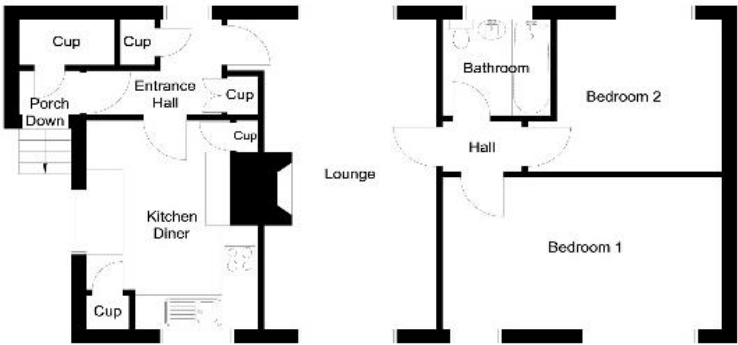
The front is fenced to all three side. The front garden is a good size and is pebbled for low maintenance. Dropped kerb giving access to the long driveway providing parking for several vehicles.

AGENTS NOTE

The flat is Leasehold, held on a lease of 125 years from 1 September 2015. The current Service Charge is £27.54 per month and the Ground Rent is £10.00 per month. Interested parties are advised to verify all such matters with their legal representative before making a legal commitment to purchase.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is leasehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band A 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. Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage. These particulars were prepared in January 2025.



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