



98 Waterfields, Retford, DN22 6RE



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£102,000



KEY FEATURES

- NO UPWARD CHAIN
- QUIET RESIDENTIAL AREA
- SITUATED ON THE SECOND FLOOR
- TWO BEDROOMS
- OPEN PLAN KITCHEN LIVING AND DINING SPACE
- MODERN BATHROOM
- EPC RATING C
- LEASEHOLD





New to the Market with No Upward Chain! Priced competitively for quick sale! Just redecorated so an outstanding opportunity to own a well presented two-bedroom flat in a quiet and sought after part of Retford close to the Idle Valley Nature Reserve. Benefiting from easy access to the town centre, excellent local transport routes and situated close to local schools, this property presents a perfect purchase for First Time Buyers or Investors alike.

contemporary style. Within the flat's hallway there are two sizeable, fitted cupboards for additional storage. Additionally, the property is has gas central heating and benefits from double glazing throughout keeping bills to a minimum with a C rated Energy Performance Certificate.



Upon entry into the residential block, you are greeted by a neutrally decorated communal hallway with two flights of stairs leading to the apartment's entrance. Beyond the front door, the flat's hallway offers access to the open plan living kitchen dining room, two double bedrooms and bathroom.

Externally the apartment has an allocated parking space which is to the rear of the residential block as well as small green spaces to enjoy a peaceful moment and to unwind after a long day.



The main living space offers a modern, versatile and welcoming room that combines the living, dining and kitchen areas. The kitchen is well laid out with plenty of cupboard space, an oven and room to cook and entertain with ease. Natural light pours in through multiple double-glazed windows, keeping the space bright and airy while framing lovely views towards the River Idle.

Located a stone's throw from the beautiful Nottinghamshire countryside and within easy reach of the town centre - potential buyers are sure to benefit from the best of both. Retford is a thriving market town with plentiful cafes, restaurants, independent businesses and everyday amenities adding to the welcoming, sought after town lifestyle. With direct links by rail and road to major cities and hubs, commuters are well placed to access these without little disruption.

The two double bedrooms are an excellent size, alongside a modern bathroom that has a simple and

Properties of this type never stay on the market long and are sure to be snapped up - don't delay in booking your viewing today.

Leasehold tenure. EPC rating 'C'.



Communal Entrance

The property is accessed via a communal entrance hallway, with the apartment situated on the second floor.

Entrance Hallway

A welcoming entrance hallway with carpeted flooring throughout, panel radiator, airing cupboard, additional storage cupboard, and access leading to all principal accommodation.

Open Plan Kitchen Dining and Living Room 5.5m x 6.1m (18'0" x 20'0")

Living / Dining Area

A bright and comfortable living space featuring carpeted flooring, two panel radiators, TV point, and double glazed window allowing plenty of natural light.

Kitchen Area

Fitted with a range of wall and base units incorporating a one-and-a-quarter bowl sink with drainer and mixer tap. Includes an integrated fan-assisted electric oven, four-ring gas hob, and space and plumbing for a freestanding washing machine and space for freestanding under counter fridge freezer. Benefits from two double glazed windows, panel radiator, and loft access hatch.



Bedroom One 3.1m x 2.5m (10'2" x 8'2")

A generous double bedroom with double glazed window, panel radiator, TV point, fitted wardrobes, and carpeted flooring throughout.



Bedroom Two 2.9m x 2.5m (9'6" x 8'2")

With double glazed window, panel radiator, and carpeted flooring.

Bathroom 1.7m x 1.9m (5'7" x 6'2")

Fitted with a three-piece suite comprising a panel bath with mixer tap, wall-mounted shower controls and showerhead, pedestal wash hand basin, and low flush WC. Finished with a panel radiator.

Externally

Situated within a popular residential development close to the town centre, local amenities, and within the catchment area for primary schooling. The property benefits from one designated parking space.

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. Any site measurements given are subject to site survey.

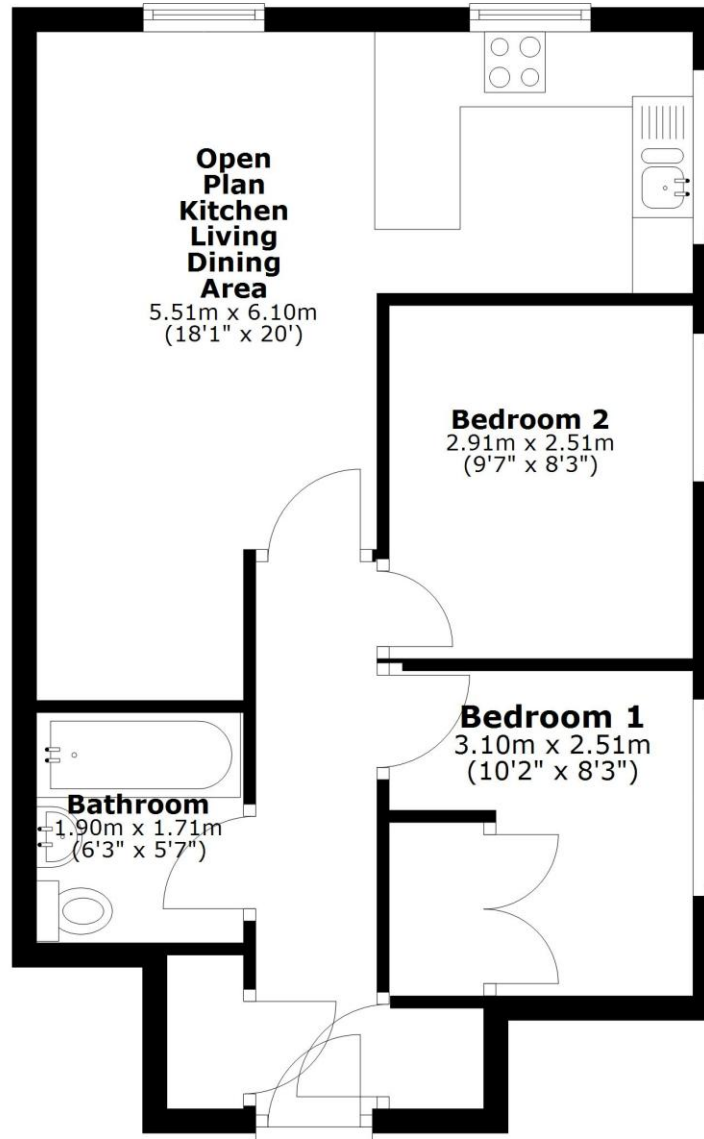
Services

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.

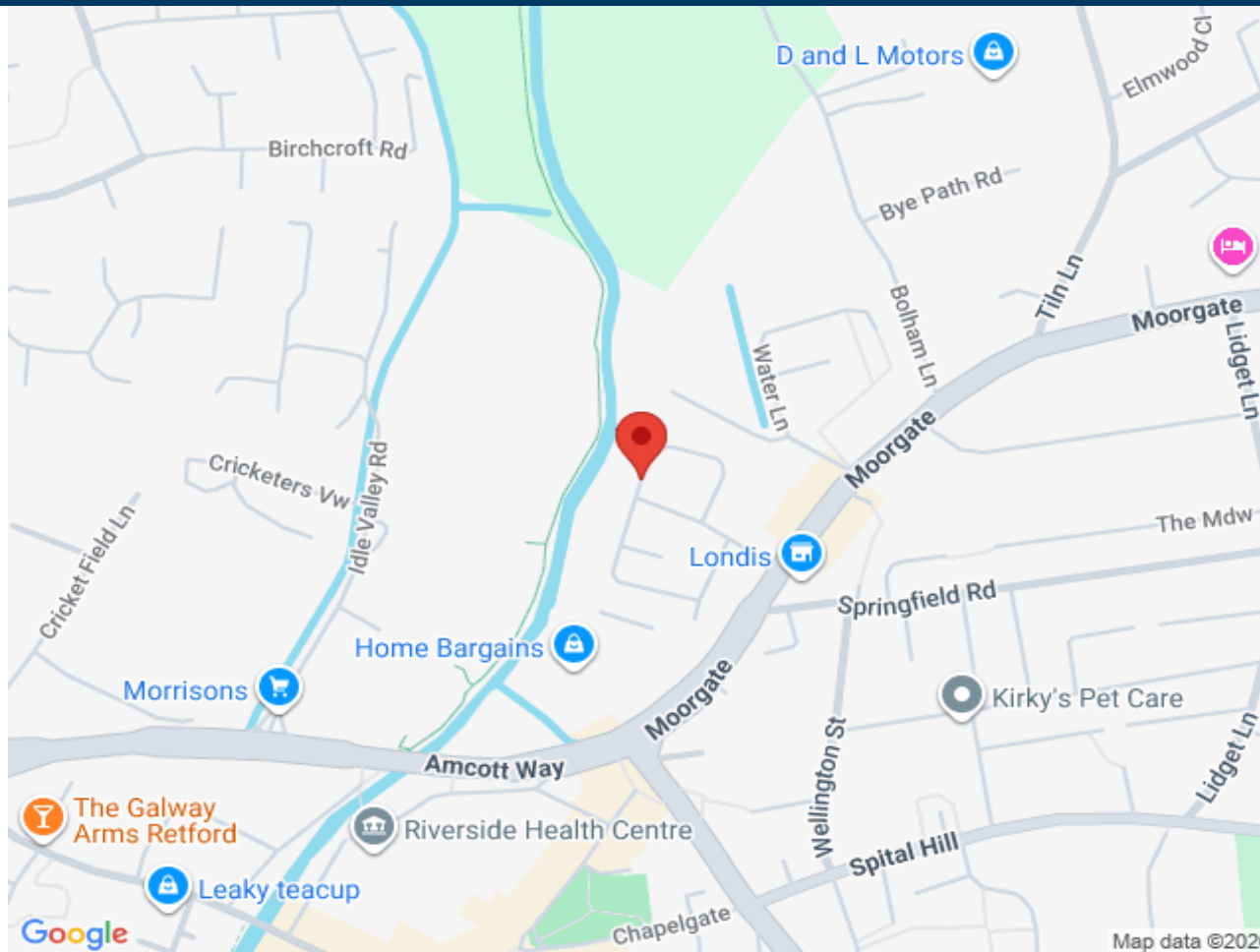


Ground Floor

Approx. 48.1 sq. metres (518.0 sq. feet)



Total area: approx. 48.1 sq. metres (518.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

