



The Mews, Retford DN22 7AU

welcome to

The Mews, Retford

This beautifully appointed three bedroom home is positioned on a prestigious over 55's gated development in the renowned London Road area of Retford. This lovely home has its own outdoor space including a garage plus access to the beautifully presented communal gardens where you can socialize.



Entrance Hall

Double glazed door.

Cloakroom

Fitted with a wash hand basin and a .w.c. Double glazed window and tiled flooring.

Lounge

Wall mounted contemporary electric fire, storage cupboard, central heating radiator and two double glazed windows.

Kitchen

Fitted with a comprehensive range of cream wall and base units with complementary worksurfaces and a one and a half stainless steel sink and drainer. Integrated electric hob with an extractor above and an integrated oven. Underfloor heating and a double glazed window and door.

Utility

Fitted with base units and tiled flooring.

First Floor**Landing**

Central heating radiator and loft access.

Bedroom One

Double glazed window and a central heating radiator.

Bedroom Two

Double glazed window, fitted wardrobes and a central heating radiator.

Bedroom Three

Double glazed velux window and a central heating radiator.

Shower Room

Fitted with a shower cubicle, wash hand basin and a w.c. Tiled flooring and splashbacks, heated towel rail and a double glazed window.

Parking And Garage

A driveway leads to the garage with a pitched and tiled roof and a side courtesy door.

Exterior

To the rear is a garden with artificial grass and a deck. The garden is enclosed by fence and gated.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

The Mews, Retford

- **** NO UPWARD CHAIN****
- Beautifully appointed three bedroom end mews home
- Positioned on a prestigious over 55's gated development
- Private outdoor space plus access to the beautiful communal grounds
- Much regarded London Road area of Retford

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110389 - 0012

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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