

**6 Sherwood Square, King Edward Court, Retford, Notts, DN22  
6NZ**



A well planned two-bedroom bungalow located within convenient walking distance of the town center and amenities and set within an exclusive and private gated over 55's development.

The modern well planned accommodation feature gas central heating, double glazing, modern fitted kitchen and bathroom areas briefly comprises Reception Hall, Sitting room with feature fireplace, Dining kitchen with integrated appliances, Two bedrooms, En suite wet room, modern bathroom, low maintenance corner plot. Allocated car parking.

Retford has excellent communication links with main line train station and is well placed for the surrounding areas major towns and cities

Doncaster 18.2 miles, Lincoln 20.4miles, Newark 14.4 miles , Sheffield 35.3miles, Nottingham 29.9 miles, A1 Ranby 4.1miles,

(All mileages are approximate) Gross Internal Floor Area Approx. 79m2(853sqft)

**Guide Price: £265,000** early vacant possession

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## LOCATION

King Edward Court is an exclusive and private gated over 55's community development located in the grounds of the former Retford V1 Grammar School, a short distance from the town centre and a range of amenities. It is easily found when leaving the town centre along Carolgate, continue over Carolgate Bridge, bearing left at the traffic lights onto Arlington way and taking the first right into Domine Cross Road. Turn right into the electric gated King Edwards Court where the property will be found located on the left-hand side.

Shared rear path and archway  
Double glazed door opens into:-

Reception Hall- Coving, access to roof communal gate phone entry system.

Lounge 4.50m x 4.24m (Max) - Feature fireplace inset with flicker flam electric fire, coving, radiator, Upvc double glazed window.

Dining Kitchen 4.22m x 3.68m – Single drainer one and half bowl sink unit with worktops, tiled splash back, cupboards, drawers and pan drawers below, Wall cupboards with cornice over, plate racking display. Culina Four ring gas hob with glass and stainless-steel cooker hood over, Blomberg electric oven set in vertical oven housing, integrated dishwasher and fridge freezer, radiator, vinyl tiled floor. Upvc double glazed French doors. Baxi gas fired boiler.

Bedroom 1 - (Front) 4.28m x 4.09m – Radiator. Upvc double glazed window, radiator, coving.

En Suite Wet room- 1.18m x 2.33m- Modern suite comprising hanging vanity wash basin, low flush WC, light/shaver point, radiator/towel rail, mermaid boarded walls, plumbed shower and floor drain.

Bedroom 2 (Rear) 4.2m x 3.29m- Upvc double glazed window, radiator, coving.

Modern Bathroom 2.36m x 1.80m – Panelled bath with shower screen and shower over, low flush WC, hanging vanity wash basin. Half tiled walls, radiator/towel rail, laminate floor, light/shaver point, built in cupboard.

Outside The development is served by electric double gates with resident's gate entry system to communal parking and garden areas. The property has two allocated car parking spaces. The communal grounds are fenced. A shared pedestrian path and archway gives access to the property's entrance door. The property occupies a corner plot position with low maintenance buffer garden areas to the front and side with railings.

## General Remarks

### Tenure

The property is understood to be freehold.

### Service Charge

A Service Charge Agreement covers communal parking areas, paths, grounds, electric gates and entry systems and we are informed that the Management company is KEVI(Retford) Management Company and the current charge for the last financial year was £600p.a All interested parties should make their own enquiries regarding the current position.

### Services

Mains, gas water, electricity and drainage, are understood to be installed. A main gate entry system phone system is installed Services have not been checked or tested and purchasers should make their own enquiries.

### Council Tax

Band C

### Viewing

Strictly by appointment with the agents.



## Energy rating and score

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Purchasing This Property

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

### Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.