

BURGIN ATKINSON

& C O M P A N Y



7 Strawberry Road

, Retford, DN22 7EL

Offers In The Region Of £120,000



Don't Miss Out on this mid terrace property which is now fully available through Burgin Atkinson & Company.

Located within half a mile of the Retford Town Centre and local amenities.

The property benefits from a living room, separate dining room and a kitchen, two double bedrooms and a Family bathroom. Externally there is an enclosed rear yard with 2 Outbuildings.

The property is ideal for a first time buyer or an investor.



Description

This spacious two bedroom mid terrace property is situated on Strawberry Road, Retford.

Retford Town boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week.

Retford Rail Station is a 10 minute walk away and provides links to London in just one hour twenty five minutes as well as many other UK cities and towns. The A1 Motorway is also just a 10 minutes drive away. The property is also within close proximity to primary and secondary schools.

Internally, this well presented home briefly comprises of; a living room, a dining room with under stairs cupboard, leading to the galley kitchen. There is a back door that leads to the back yard which contains 2 very useful outbuildings.

To the first floor, you will find two double bedrooms, one of which has fitted wardrobes. The main family bathroom which is off the property's back bedroom, contains a bath with over head shower, a hand wash basin and w/c.

To view this property and not miss out, give us a call on 01777 712611

Living Room 11'8" x 11'4" (3.56m x 3.46)

Dining Room 11'6" x 11'3" (3.51 x 3.43)

Kitchen 10'4" x 6'1" (3.16 x 1.87)

Outbuilding 1 7'2" x 6'4" (2.19 x 1.94)

Outbuilding 2 5'6" x 5'1" (1.68 x 1.55)

Bedroom 11'9" x 11'2" (3.59 x 3.41)

Bedroom 11'6" x 11'4" (3.53 x 3.46)

Family Bathroom 10'4" x 6'3" (3.17 x 1.92)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold 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: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising 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.

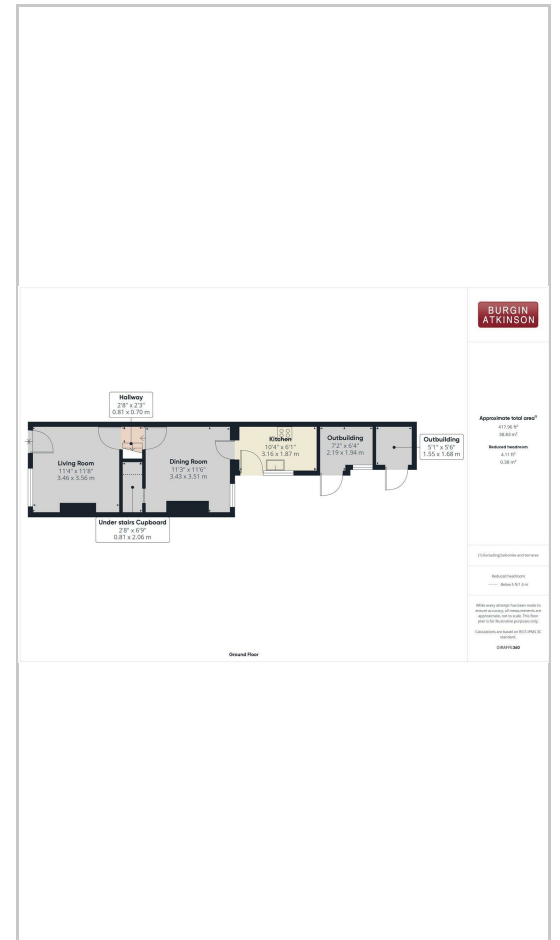
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

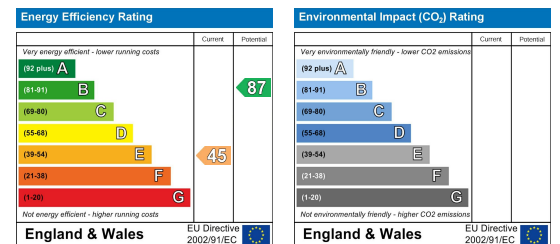
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on 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 representation or warranty in respect of the property.