

# BURGIN ATKINSON

& C O M P A N Y



## 17 Taunton Way

, Retford, DN22 7HS

**Fixed Asking Price £155,000**



DELIGHTFUL TWO BEDROOM END TERRACE - HIGHLY SOUGHT AFTER LOCATION - LOCAL AMENITIES - MODERN AND EQUIPPED KITCHEN - ENCLOSED REAR GARDEN - END TERRACE PLOT - DOWNSTAIRS W/C.



## Description

This well presented end terrace property is located on Taunton Way, Retford. Situated in Ordsall, this is in the west burrow of Retford. It offers lots of amenities, such as the co-operative, leisure center, primary and secondary schools and Retford train station. Retford Train Station is positioned on the East Coast mainline and provides links to London in just one hour twenty five minutes as well as many other UK cities and towns. The A1 which provides easy access to the North and South of the country is just 10 minutes drive away.

Upon entering the property a hallway leads you toward the kitchen which is positioned to the left, the kitchen has a modern finish and is equipped with integrated dishwasher and space for a washer/dryer as well as a fridge/freezer. A 4-hob integrated oven with an installed cooker fan. Opposite the kitchen is a generously sized storage cupboard. Leading through into the living area, there is a set of double patio doors that lead out onto the garden which creates a light open living space. To the ground floor is also a w/c.

To the first floor, you will find two double bedrooms, one with a spacious storage cupboard along with a three piece suite family bathroom which hosts a bath with overhead shower, a hand wash basin and w/c.

Externally, the property offers one allocated parking space. The rear garden is enclosed and private and offers a low maintenance up-keep with gravel landscaping.

Viewings are advised for this contemporary property, that offers a lovely homely feel.

**Kitchen 6'5" x 8'10" (1.96 x 2.71 )**

**Lounge/Diner 12'11" x 15'0" (3.96 x 4.58)**

**Hallway 3'2" x 7'11" (0.99 x 2.42)**

**Storage Cupboard 2'8" x 2'4" (0.83 x 0.73 )**

**W.C. 2'10" x 5'4" (0.88 x 1.63 )**

**Bedroom One 13'0" x 7'11" (3.98 x 2.43 )**

**Bedroom Two 9'2" x 8'1" (2.80 x 2.47)**

**Landing 3'1" x 6'0" (0.96 x 1.85 )**

**Bathroom 6'2" x 6'2" (1.89 x 1.89 )**

## 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 an 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.

Parking: A driveway , providing parking for a vehicle,

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.

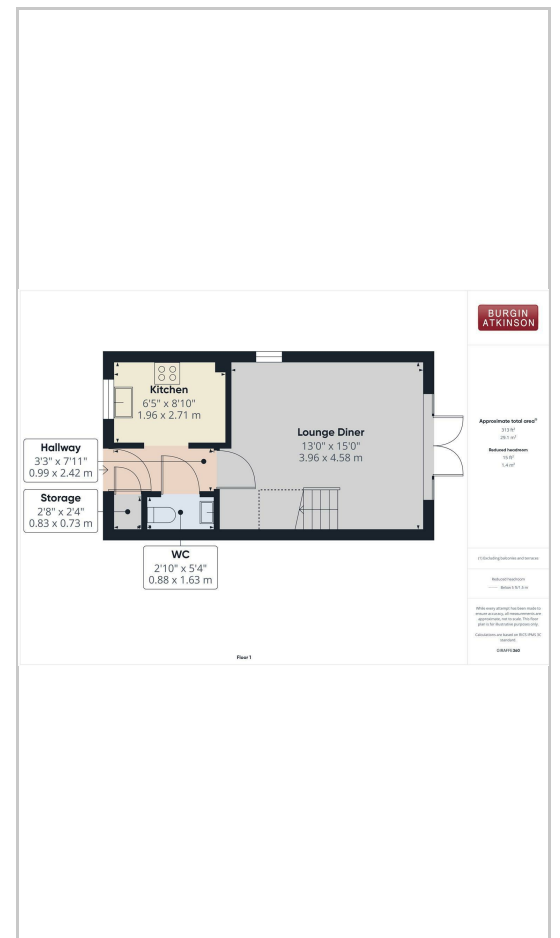
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

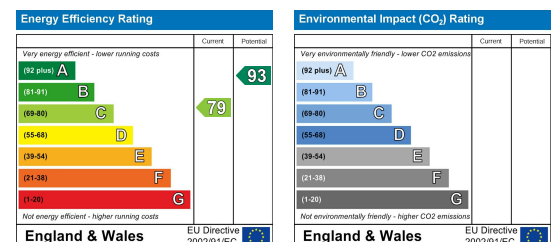
## Area Map



## 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.