

BURGIN ATKINSON

& C O M P A N Y



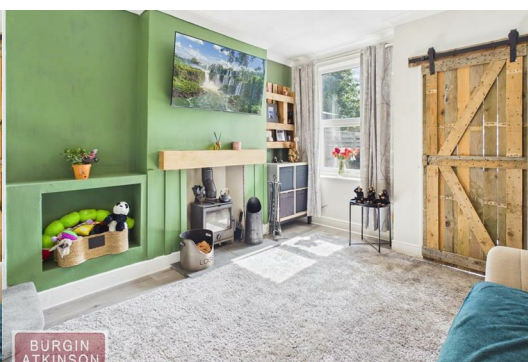
66 West Carr Road

, Retford, DN22 7NW

£140,000



3 BED END TERRACE PROPERTY - NO ONWARD CHAIN - WELL PRESENTED THROUGHOUT - 2 RECEPTION ROOMS - SPACIOUS MAIN BATHROOM UPSTAIRS - REAR GARDEN - IDEAL FIRST TIME BUY OR INVESTMENT - PERFECT LOCATION - EPC RATING : D - COUNCIL TAX BAND : A



Description

The property is ideally situated on the outskirts of Retford town centre, offering easy access to an excellent range of amenities. The town boasts a variety of supermarkets, independent boutiques, cafés, restaurants, two theatres, and a vibrant monthly farmers' market held in the historic market square, where a selection of locally produced goods can be found.

Retford is also home to the award-winning Kings' Park, a beautiful green space through which both the Chesterfield Canal and the River Idle flow. The park features attractive walking routes, a children's play area, and an adventure playground, making it a popular destination for families and outdoor enthusiasts alike. The area is further complemented by highly regarded primary and secondary schools.

For commuters, Retford is exceptionally well connected. The town's railway station offers direct services to London in approximately 1 hour 25 minutes, while the A1 is just 4.5 miles away, providing convenient road links north and south. Both Humberside Airport and East Midlands Airport can also be reached in around an hour by car, making travel further afield straightforward.

Entrance

Front door leading into the living room.

Living Room 11'3" x 11'8" (3.43 x 3.56)

Coving to the ceiling, central heating radiator and double glazed window.

Dining Room 13'2" x 11'8" (4.03 x 3.56)

Currently being used as a second sitting room fitted with log burner, coving to the ceiling, complementary flooring and stairs leading to the first floor with storage under.

Kitchen 8'9" x 5'6" (2.68 x 1.70)

Fitted with white wall and base units, complementary work surfaces, splash back tiling and stainless steel sink and drainer unit. Integrated extractor hood and space for cooker and washing machine. Complementary flooring and double glazed window.

Bedroom One 11'8" x 8'6" (3.56 x 2.61)

Carpeted bedroom with loft access, cupboard housing the boiler, central heating radiator and double glazed window.

Bedroom Two 11'0" x 6'9" (3.36 x 2.06)

Small double bedroom with central heating radiator and double glazed window.

Bedroom Three 8'2" x 6'2" (2.49 x 1.89)

Neutral decor with central heating radiator and double glazed window.

Bathroom 9'0" x 7'5" (2.76 x 2.28)

Fitted with wc, wash hand basin with unit below, corner bath and separate shower cubicle. Central heating towel rail and double glazed window.

Outhouse 5'10" x 15'1" (1.78 x 4.61)

Brick built outhouse.

Parking

Gravel area to the front of the property for off street parking.

Rear

Low maintenance rear area with paved patio and gravel to the edges enclosed with brick wall.

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: On Street parking is available.

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.

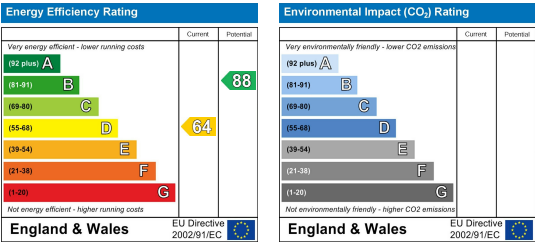
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.