

BURGIN ATKINSON

& C O M P A N Y



12 Camborne Crescent

Retford, Nottinghamshire, DN22 7RD

£185,000



2 BED SEMI DETACHED DORMA BUNGALOW - 2 RECEPTION ROOMS - OFFERED WITH NO ONWARD CHAIN - MODERN KITCHEN - OFF STREET PARKING FOR 2 CARS - ENCLOSED REAR GARDEN - DETACHED SINGLE GARAGE - IDEAL LOCATION



Description

This well presented property is located on Camborne Crescent, Retford. Camborne Crescent is on the northern fringes of Retford town centre with local amenities and convenience store on nearby Hallcroft Road. There is a co-op, Greggs and bus services available on North Road and schools for all age groups within comfortable walking distance. Retford town centre has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 is accessible as well as countryside walks via the Chesterfield Canal towpath.

Internally, the property boasts a spacious living room featuring an electric fireplace and a large window overlooking the rear garden, creating a bright and welcoming space. The modern kitchen is well-equipped with an integrated cooker and hob with extractor hood, along with a fridge freezer. The ground floor also benefits from a generously sized main bedroom. In addition, there is a separate dining room, which offers flexibility and could be used as a third bedroom if required.

To the first floor, you will find a further spacious double bedroom.

Externally, the enclosed rear garden is predominantly laid to lawn and complemented by a paved patio area, ideal for outdoor relaxation. To the front, there is a substantial stone garden and a driveway providing off-road parking for two vehicles, leading to a detached single garage.

Early viewing is highly recommended to fully appreciate the space and homely charm this property has to offer.

Living Room 11'6" x 15'8" (3.52 x 4.80)

Kitchen 8'9" x 9'0" (2.67 x 2.76)

Dining Room 8'9" x 10'11" (2.67 x 3.35)

Bedroom One 11'8" x 14'2" (3.58 x 4.32)

Bedroom Two 11'6" x 11'2" (3.53 x 3.41)

Bathroom 5'6" x 8'0" (1.69 x 2.46)

General Remarks & Stipulations

Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.

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: Off Street parking.

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.

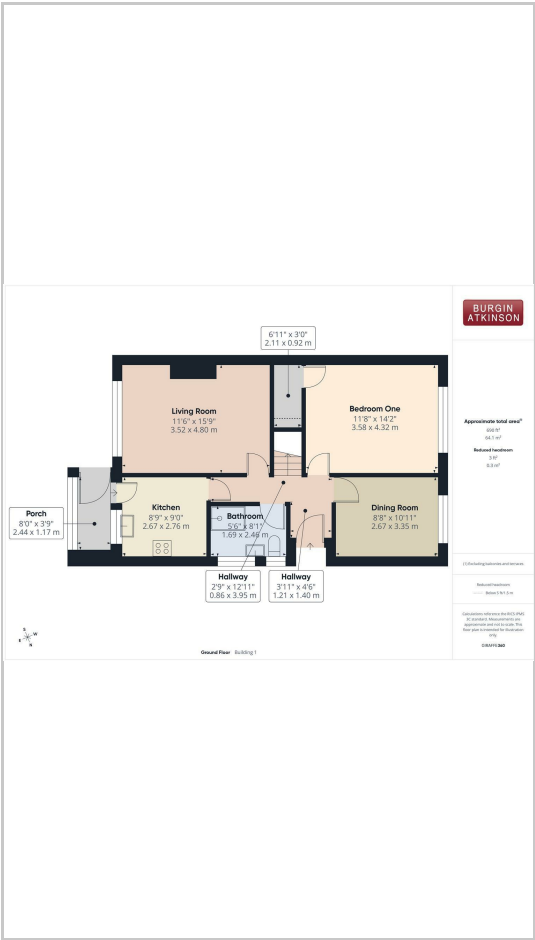
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

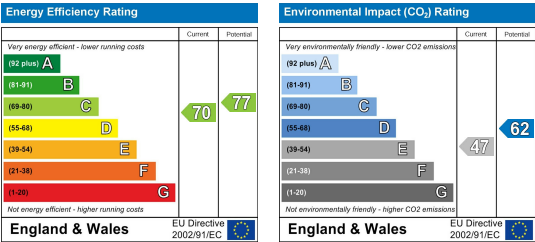
Area Map



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.