

BURGIN ATKINSON

& C O M P A N Y



6 The Oval

Retford, Nottinghamshire, DN22 7SE

£160,000



3 BED SEMI DETACHED PROPERTY FOR SALE WITH NO ONWARD CHAIN - SPACIOUS LIVING ROOM - KITCHEN WITH PATIO DOORS TO THE REAR GARDEN - UTILITY ROOM - DETACHED GARAGE - ENCLOSED REAR GARDEN - OFF STREET PARKING - EPC : D - COUNCIL TAX BAND : A



Description

This three bedroom semi detached home is situated on The Oval, Retford. Ordsall Park Road is a well sought after and well served location providing an excellent catchment area for schools nearby and is within a short distance to Retford Town Centre. Retford Town itself offers a wealth of amenities including supermarkets, shops, restaurants, bars and a local market. Retford Train Station is on the doorstep, providing quick and easy access links to London Kings Cross along with other major cities across the UK.

Internally, this property offers a spacious living diner to the first floor which is of a dual aspect allowing plenty of natural light through and is fitted with laminate flooring. The kitchen offers an integrated electric cooker and hob, double patio doors leading into the rear garden and tiled flooring. Just off the kitchen is a utility room with additional storage units.

To the first floor, you will find bedroom one which has a storage cupboard, bedroom two which is a double and bedroom three is still of a good size. The bathroom hosts a bath with overhead shower and hand wash basin and there is a separate w/c.

Externally, the rear garden is mostly laid to lawn with a patio area and a shed. To the front of the property, there is a stoned area providing off street parking and the driveway travels to the detached single garage.

To nook a viewing, please give us a call on 01777 712611.

Living Room 18'5" x 8'7" (5.63 x 2.63)

Kitchen Diner 9'2" x 13'3" (2.80 x 4.05)

Utility Room 9'1" x 6'11" (2.78 x 2.11)

Bedroom One 12'7" x 10'4" (3.86 x 3.16)

Bedroom Two 9'8" x 10'1" (2.95 x 3.09)

Bedroom Three 8'8" x 7'1" (2.66 x 2.17)

Bathroom 5'6" x 5'4" (1.70 x 1.65)

W/C 2'8" x 5'0" (0.83 x 1.54)

Garage 16'0" x 8'5" (4.90 x 2.57)

General Remarks & Stipulations

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.

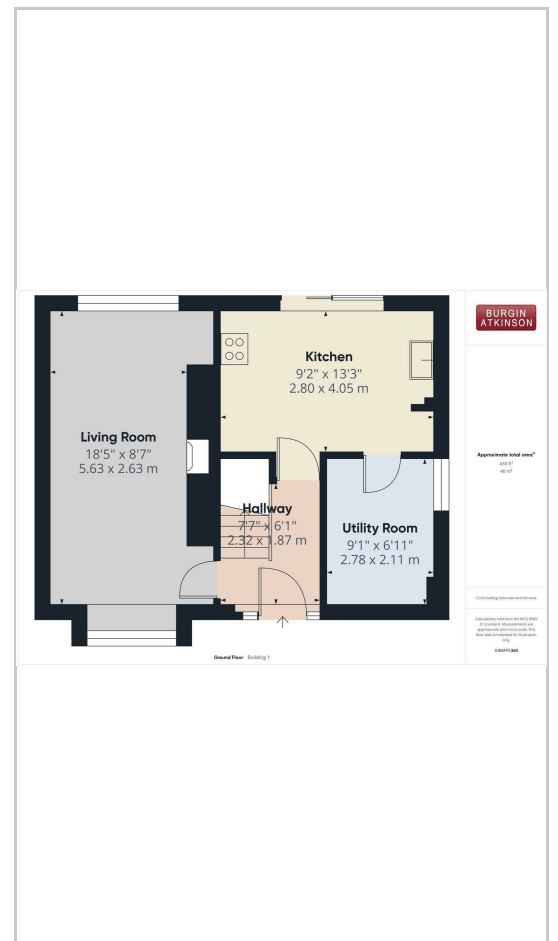
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

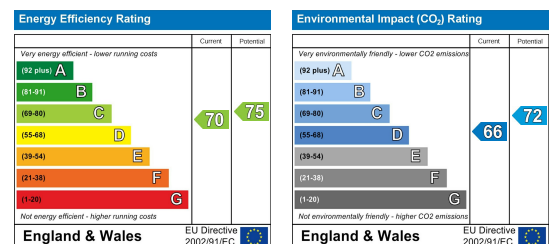
Area Map



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.