

BURGIN ATKINSON

& C O M P A N Y



4 Five Fields Close, Retford, DN22 7JZ

2 BED DETACHED BUNGALOW - LOCATED IN A SOUGHT AFTER, QUIET RESIDENTIAL AREA - IN NEED OF MODERNISATION - 2 RECEPTION ROOMS - ENCLOSED REAR GARDEN - OFF STREET PARKING + SINGLE INTEGRAL GARAGE - COUNCIL TAX BAND : C - EPC RATING - TBC

- 3 Bed Detached Bungalow
- 2 Spacious Reception Rooms
- In Need of Modernisation
- Enclosed Rear Garden
- Off Street Parking + Integral Garage
- Located in a Sought After, Quiet Residential Area
- EPC : TBC

£300,000



Approximate total area^m
1098 ft²
102 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		