BURGIN ATKINSON
& C O M P A N Y

37 Gill Green Walk

Clarborough, Retford, DN22 9JP

Offers In The Region Of £155,000

3 1 1 C

THREE BEDROOM END TERRACED PROPERTY - WELL PRESENTED - FRONT AND REAR GARDENS - OFF STREET PARKING AVAILABLE - SOUGHT AFTER VILLAGE LOCATION - EPC C

Description

This well presented three-bedroom, end terraced property is located within the highly desirable village of Clarborough which offers a highly regarded primary school, independent local stores and great transport links via road and rail, with direct Kings Cross access from Retford.

Internally, the property offers an open plan kitchen diner with an integrated dishwasher following through into a spacious lounge area. There is also a downstairs cloakroom which has a toilet and sink. To the first floor is two generously sized bedrooms, a further smaller bedroom and a modernised three-piece suite family bathroom.

To the front of the property is an open garden and to the rear is an enclosed garden which features a large decking area, gated side access and parking to the rear of the property accessed via double gates.

This property requires a viewing to not only appreciate a lovely home but also the fantastic village of Clarborough in which it is located.

Living Room 11'6" x 14'0" (3.51 x 4.28)

Kitchen Diner 10'2" x 11'2" (3.11 x 3.42)

W/C 2'9" x 5'2" (0.84 x 1.60)

Bedroom One 11'6" x 10'5" (3.53 x 3.19)

Bedroom Two 10'4" x 10'5" (3.17 x 3.18)

Bedroom Three 8'5" x 7'2" (2.58 x 2.19)

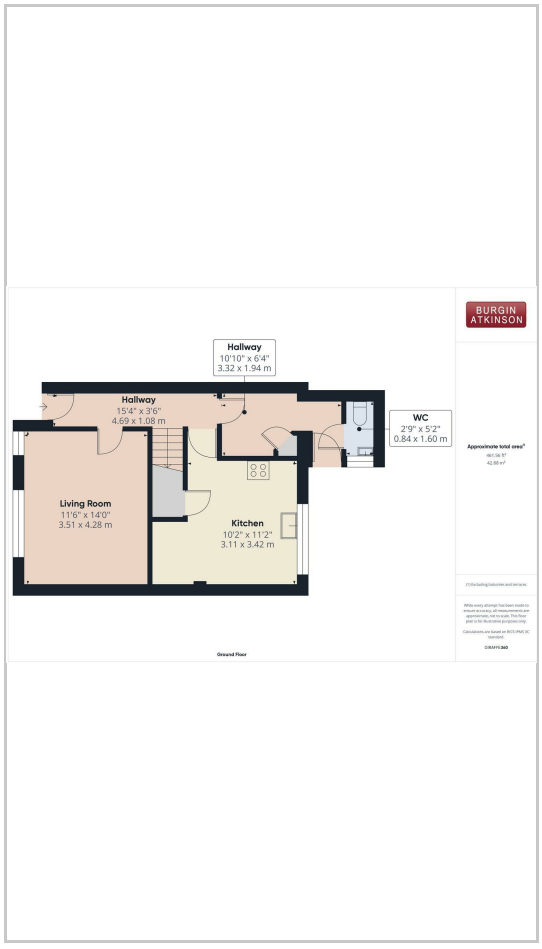
Main Bathroom 6'2" x 7'1" (1.89 x 2.17)

General Remarks & Stipulations

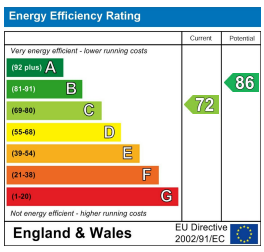
Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly 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.

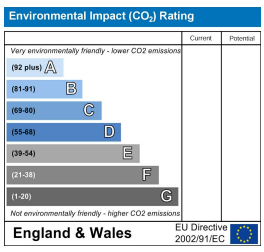
Area Map

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

Retford Enterprise Centre Randall Way, Retford, Nottinghamshire, DN22 7GR
Tel: 01777 712611 Email: sales@burginatkinson.co.uk