

BURGIN ATKINSON

& C O M P A N Y

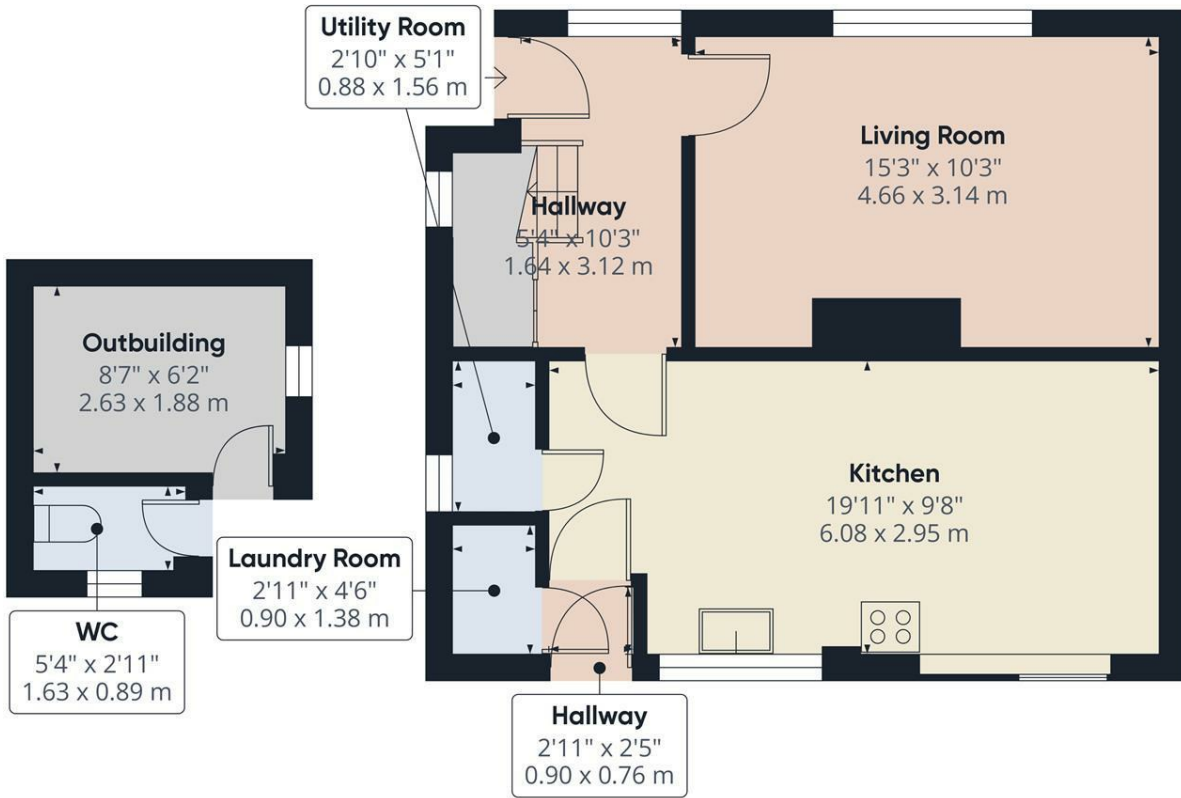


12 Sandringham Road, Retford, DN22 7QU

3 BEDROOM SEMI DETACHED HOME - IDEAL LOCATION - WELL PRESENTED THROUGHOUT - SPACIOUS KITCHEN DINER - MODERN BATHROOM - GREAT SIZED BEDROOMS - EXTENSIV FRONT AND REAR GARDENS - OFF STREET PARKING FOR TWO VEHICLES - EPC : D

- 3 Bedroom Semi Detached Home
- Spacious Open Plan Kitchen Diner
- Extensive Front + Rear Gardens
- Off Street Parking for 2 Vehicles
- Modern Bathroom
- Ideal Location

£190,000



Approximate total area⁽¹⁾
523.22 ft²
48.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(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			85
(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	