BURGIN ATKINSON
& C O M P A N Y



6 Lowfield

, Retford, DN22 7QP

Offers In The Region Of £70,000

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***PUBLIC NOTICE Burgin Atkinson are now in receipt of an offer for the sum of £60,000 for 6 Lowfield, Retford. Anyone wishing to place an offer on this property should contact Burgin Atkinson on 01777 712611 before exchange of contracts. ***

2 BEDROOM GROUND FLOOR FLAT - NO ONWARD CHAIN - IN NEED OF A SCHEME OF RENOVATION - FRONT + REAR GARDEN - SECURE OUTBUILDING - ON STREET PARKING - IDEAL LOCATION - EPC : D







Description

This two bedroom ground floor flat is located on Lowfield, Retford. Lowfield 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 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, this property provides an entrance hallway which gives access to all rooms. The living room is to the front aspect of the property and hosts a gas fire, the kitchen offers access into the rear garden. There are two double bedrooms and a main bathroom with a walk in shower, hand wash basin and w/c.

Externally, the front garden is mostly laid to lawn with a pathway leading to the front entrance door. To the rear, the garden is laid to lawn along with an outbuilding.

To book a viewing for this property, please give us a call on 01777 712611.

Living Room 11'3" x 10'8" (3.45 x 3.27)

Kitchen 9'10" x 9'7" (3.01 x 2.94)

Bedroom One 10'11" x 11'5" (3.33 x 3.48)

Bedroom Two 8'10" x 8'11" (2.70 x 2.73)

Bathroom 5'5" x 6'10" (1.67 x 2.10)

Outbuilding 8'1" x 6'2" (2.48 x 1.89)

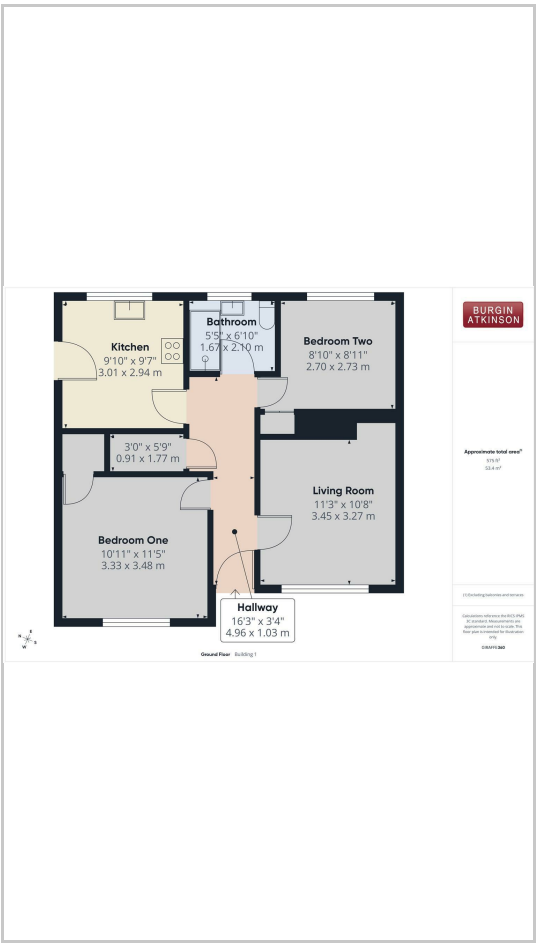
General Remarks & Stipulations

Tenure and Possession: The Property is Leasehold in which the council own the lease and the ground rent is approx £10 pa. The service charge is approx £370 pa.
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 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.
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.

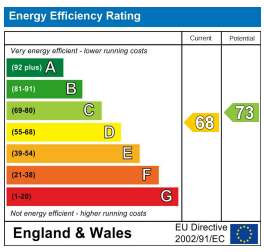
Area Map

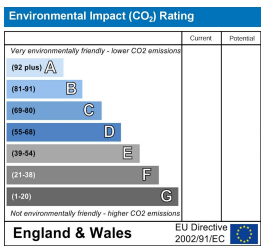


Floor Plans



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.

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