

# BURGIN ATKINSON

& C O M P A N Y



BURGIN  
ATKINSON

## 40 Cobwell Road

, Retford, DN22 7BW

**Offers In The Region Of £170,000**



THREE BEDROOM MID TERRACE HOME - NO ONWARD CHAIN - TWO BATHROOMS - TWO RECEPTION ROOMS - CELLAR PROVIDING ADDITIONAL STORAGE SPACE - OFF STREET PARKING - REAR GARDEN - GOOD CONDITION - IDEAL LOCATION - EPC : TBC - COUNCIL TAX BAND : A



## Description

A three bedroom Victorian mid terrace property offered with no upward chain and a fully enclosed garden. The property lies in a well established residential area and within a short walk to Retford town centre. Canalside walks and Kings Park are nearby as well as being within walking distance to Retford station with direct links to London, Leeds, Hull and Sheffield.

Internally, this property begins in the welcoming entrance hall which offers access into the spacious yet cosy living room, the cellar and the dining room. The dining room features a multi fuel burner and leads into the kitchen which is fitted with integrated appliances and laminate flooring. There is also a three piece suite shower room to the ground floor. To the first floor, you will find the main double bedroom, a second double bedroom and a third smaller bedroom. The second bathroom hosts a bath with overhead shower, hand wash basin and w/c.

Externally, the rear courtyard is slabbed with two garden sheds. There is also an away garden to the rear which requires some attention. To the front, there is a driveway offering parking for two vehicles.

Viewings are advised for this property to appreciate the spacious yet homely feel this house has to offer!

**Living Room 11'11" x 11'8" (3.64 x 3.58)**

**Dining Room 11'8" x 14'2" (3.58 x 4.34)**

**Kitchen 12'6" x 9'5" (3.82 x 2.89)**

**Bathroom 1 5'10" x 7'10" (1.80 x 2.41)**

**Bedroom One 12'0" x 16'11" (3.68 x 5.18)**

**Bedroom Two 11'11" x 13'8" (3.64 x 4.17)**

**Bedroom Three 6'10" x 10'10" (2.10 x 3.31)**

**Bathroom 2 4'11" x 7'9" (1.52 x 2.38)**

**Cellar 12'2" x 15'4" (3.73 x 4.68)**

## General Remarks & Stipulations

**Council Tax:** We are advised by Bassetlaw District Council that this property is in Band A.

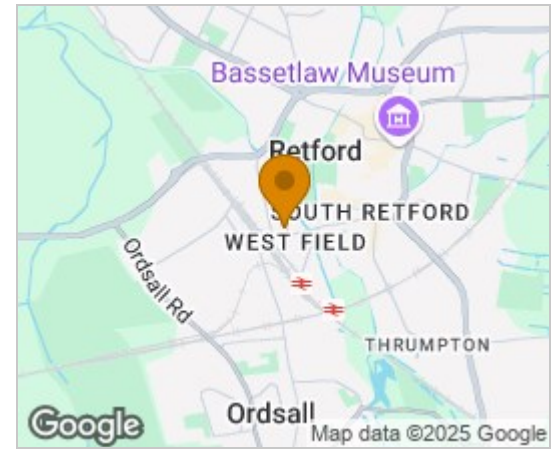
**Services:** Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising 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.

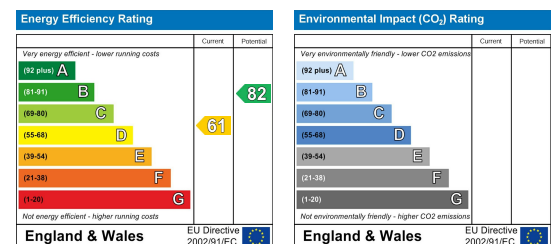
## Area Map



## 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.