

BURGIN ATKINSON

& C O M P A N Y



11 Century Road

, Retford, DN22 7TD

Offers Over £150,000



FANTASTIC PERIOD TERRACED PROPERTY - BEAUTIFULLY PRESENTED AND STYLED THROUGHOUT - TWO DOUBLE BEDROOMS - TWO BATHROOMS - TWO RECEPTION ROOMS - KITCHEN & UTILITY ROOM - CLOAKROOM - ENCLOSED GARDEN - DOUBLE GLAZED - GAS CENTRAL HEATING - CLOSE TO AMENITIES & SERVICES - CONTACT FIVE STAR PROPERTY FOR MORE DETAILS & TO VIEW.



Storm Porch

With decorative Minton tiled floor and subway style tiling to dado height and a composite door opening into the:

Entrance Hall 12'6" x 3'1" (3.81m x 0.94m)

Having stairs rising to the first floor accommodation, tiled flooring, radiator and a door opening into the Dining Room

Lounge 12'9" ex bay x 10'2" (3.89m ex bay x 3.10m)

A stylish and cozy room with a cast iron fireplace with a tiled hearth and ornate surround, TV and Phone points, radiator and glazed French doors which open into the:

Dining Room 12'7" x 10'6" (3.84m x 3.20m)

With a cast iron fireplace with a tiled hearth and ornate surround, bespoke bookcases set into the chimney breast alcoves, rear facing window and a radiator.

Kitchen 12'10" x 7'2" (3.91m x 2.18m)

Fitted with a comprehensive range of wall and base units in high gloss with contrasting accents and worktops. fitted with a range of appliances including a double oven at eye level, five ring gas hob with extractor and steel splash back over, fridge and freezer, built in dish washer and a stainless steel sink and drainer with mixer tap with hose attachment. Two side facing windows, modern column radiator, tiled flooring and splash backs, down lights and exposed brick feature wall with glazed door into the:

Utility 8'1" x 7'1" (2.46m x 2.16m)

Having matching units and worktops from the kitchen, space and plumbing for appliances, stainless steel sink and drainer with hose attachment, combination boiler set within a cupboard, tiled flooring and splash backs, side facing window, downlights and door into the:

Rear Porch 7'1" x 3'3" (2.16m x 0.99m)

With a tiled floor door to the rear garden and a door into the:

WC 7'1" x 2'7" (2.16m x 0.79m)

Comprising of a two piece suite with a low flush WC and a wash hand basin, Tiled floor, rear facing window and a radiator.

First Floor Landing 13'1" x 4'9" (3.99m x 1.45m)

Giving access to the first floor accommodation, built in storage cupboard, downlights and a radiator.

Master Bedroom 12'7" x 11'10" ex wardrobes (3.84m x 3.61m ex wardrobes)

With two front facing windows, two built in wardrobes, radiator and door into the:

En Suite Shower Room 7'5" x 6'2" (2.26m x 1.88m)

A three piece suite which includes a walk in shower enclosure with mains fed shower, low flush WC, wall hung wash hand basin, fully tiled, downlights and extractor fan.

Bedroom Two 13'2" x 7'3" (4.01m x 2.21m)

Having a rear facing window and a radiator.

Bathroom 8'2" x 6'1" (2.49m x 1.85m)

Comprising of a three piece suite, having a panel bath with mixer tap, low flush WC, wall hung wash hand basin, fully tiled, rear facing window, radiator, downlights and extractor fan.

Garden

A well appointed garden offering a patio area leading from the rear door onto a raised lawn garden with planted border, space for a garden shed and enclosed to the perimeter via panel fencing. The garden has outside lighting, also electric socket and a garden tap.

Parking

On street parking is available.

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.

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.

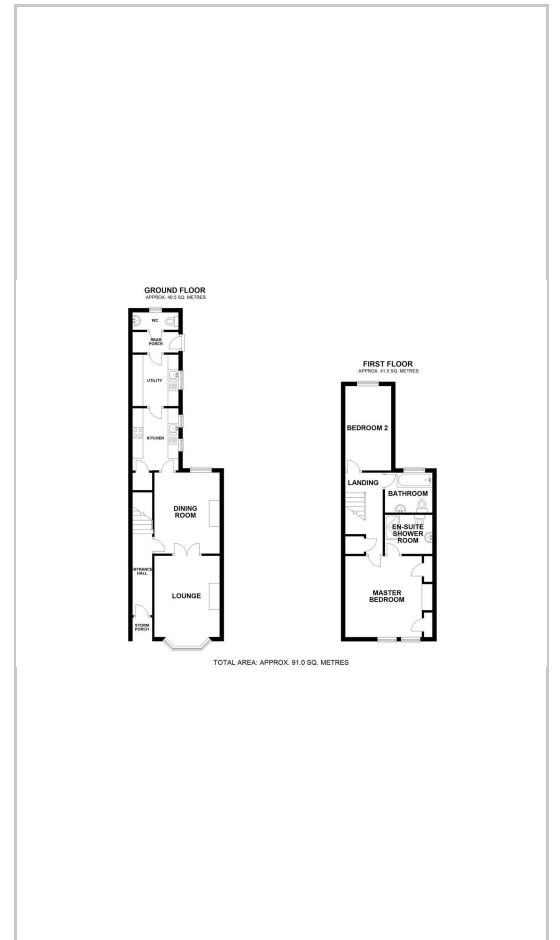
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

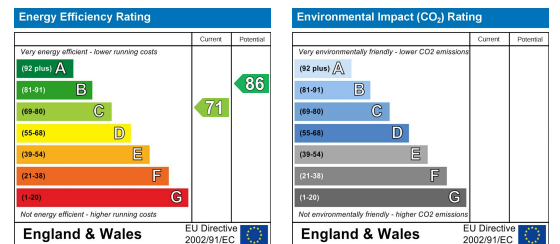
Area Map



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