

**BURGIN ATKINSON**

& C O M P A N Y

**5 Bed + Hot Tub  
+ Larger Garden**



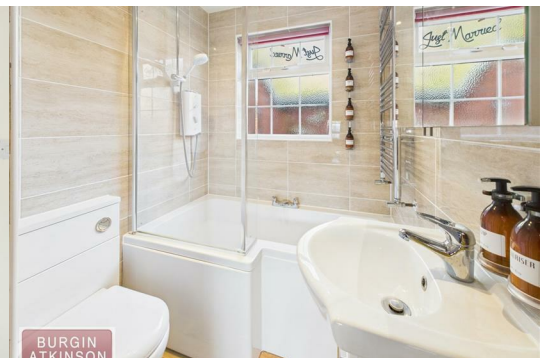
**18 Mill Bridge Close**

, Retford, DN22 6FE

**Offers In The Region Of £229,997**



FIVE BEDROOM END TOWN HOUSE - SET OVER THREE FLOORS - SPACIOUS RECEPTION ROOM - THREE BATHROOMS + GROUND FLOOR W/C - WELL PRESENTED THROUGHOUT - ENCLOSED REAR GARDEN WITH HOT TUB AND SHELTER - OFF STREET PARKING FOR 1 VEHICLE - EPC D



## Description

This is a modern three-storey townhouse situated on Mill Bridge Close, a cul-de-sac situated within easy walking distance of Retford town centre as well as the mainline railway station on the London to Edinburgh intercity link (84 mins to London Kings Cross with no changes). Retford town centre has comprehensive shopping, leisure and recreational facilities. The A1 is accessible as well as countryside walks via the Chesterfield Canal towpath.

Internally, this property offers a well presented breakfast kitchen fitted with integrated appliances and tiled flooring. There is a spacious reception room and modern w/c also to the ground floor. The garage has been converted into an additional bedroom with a modern en suite bathroom offering a 'L' shaped bath with overhead shower, hand wash basin and w/c. to the ground floor also. To the first floor, you will find the spacious yet cosy living room fitted with an electric fire and Juliet balconies on to the rear garden allowing an abundance of natural light through as well as bedroom three. To the second floor, you will find bedroom one with an en-suite shower room and bedroom two which is a double. The main bathroom to this floor hosts a bath with overhead shower, w/c and hand wash basin.

Externally, you will find the enclosed rear garden which is mostly fitted with artificial grass and a patio area. there is a garden shed and a hot tub with a wooden shelter fitted round it. To the front of the property, there is parking access for one vehicle.

Viewings are advised to appreciate the spacious yet homely feel that this house has to offer.

**Kitchen 15'7" x 12'6" (4.75 x 3.83)**

**Bedroom Four 10'5" x 8'8" (3.19 x 2.66)**

**W/C 3'6" x 4'11" (1.08 x 1.50)**

**Bedroom Five 8'2" x 8'2" (2.49 x 2.50)**

**En-Suite Bathroom 5'6" x 5'3" (1.68 x 1.62)**

**Living Room 15'7" x 12'5" (4.77 x 3.80)**

**Bedroom Three 8'11" x 12'5" (2.73 x 3.80)**

**Bedroom One 10'11" x 12'9" (3.33 x 3.89)**

**En-Suite Shower Room 9'3" x 3'10" (2.82 x 1.17)**

**Bedroom Two 8'11" x 12'6" (2.73 x 3.82)**

**Bathroom 6'11" x 5'0" (2.13 x 1.53)**

## General Remarks & Stipulations

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

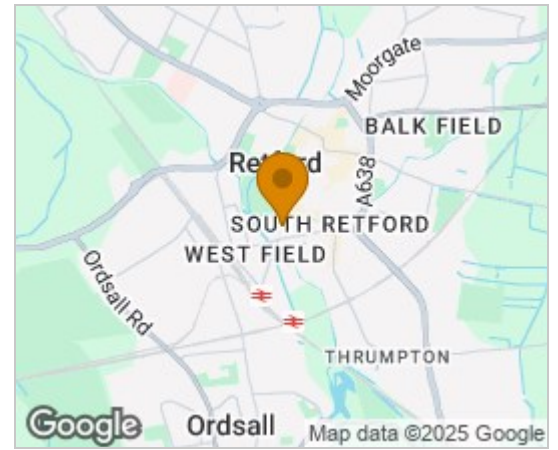
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising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

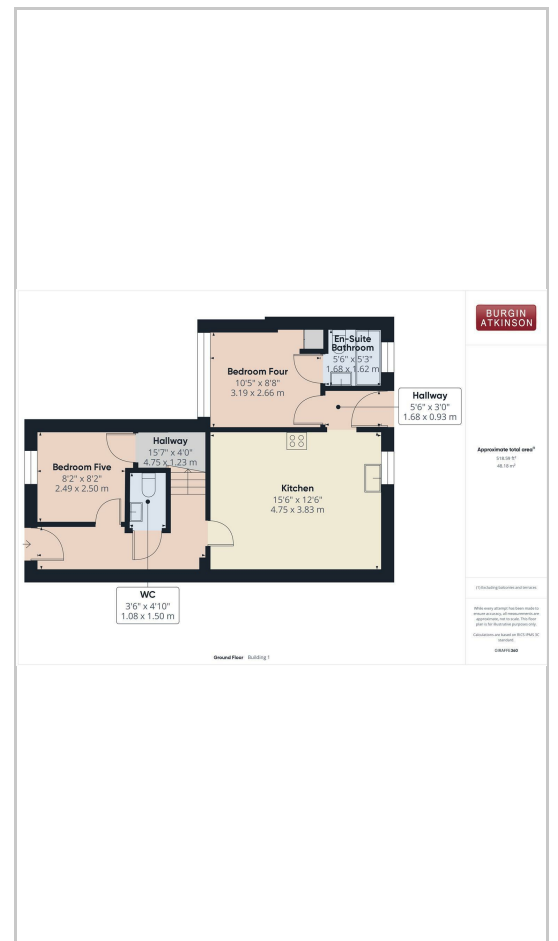
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

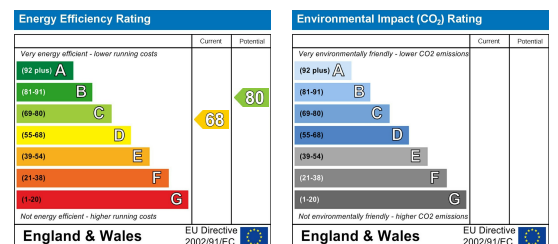
## Area Map



## 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.