

BURGIN ATKINSON

& C O M P A N Y



25 Osberton Road

, Retford, DN22 6NJ

£210,000



3 BED SEMI DETACHED HOME - RECENTLY REFURBISHED TO A HIGH SPECIFICATION - NEW BOILER AND RE WIRE - REAR GARDEN BACKS ONTO CHESTERFIELD CANAL - IDEAL LOCATION - EPC D



Description

This fully refurbished three bedroom, semi detached property is located on Osberton Road, Retford. Retford Town boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Retford Rail Station is positioned on the East Coast mainline and provides links to London in just one hour twenty five minutes as well as many other UK cities and towns. The A1 Motorway is also just a 10 minutes drive away.

Internally, this home offers a cosy living room with a brick built fireplace, a spacious and modern kitchen diner featuring fully integrated appliances. The kitchen is finished to a high specification and has double French patio doors leading out into the landscaped rear garden. To the ground floor there is also a shower room which features an overhead rainfall shower, hand wash basin and w/c. To the first floor, you will find three great sized bedrooms and the main, four piece suite, family bathroom which comprises of a bath, walk in shower, hand wash basin and w/c.

Externally, the rear garden backs onto Chesterfield Canal and the garden is mostly laid to lawn with a patio area. The Indian stone slabs create a pathway down the side of the garden to the decking area at the end of the garden which is right by the canal. To the front of the property is a small walkway leading to the entrance porch. There is on street parking available to the front of the property.

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

Living Room 11'5" x 11'3" (3.49 x 3.43)

Kitchen Diner 13'1" x 15'11" (4.00 x 4.86)

Downstairs Shower Room 6'0" x 4'9" (1.83 x 1.47)

Bedroom One 13'5" x 11'0" (4.09 x 3.36)

Bedroom Two 14'7" x 8'11" (4.47 x 2.73)

Bedroom Three 8'8" x 7'0" (2.65 x 2.14)

Family Bathroom 9'11" x 4'11" (3.03 x 1.50)

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.

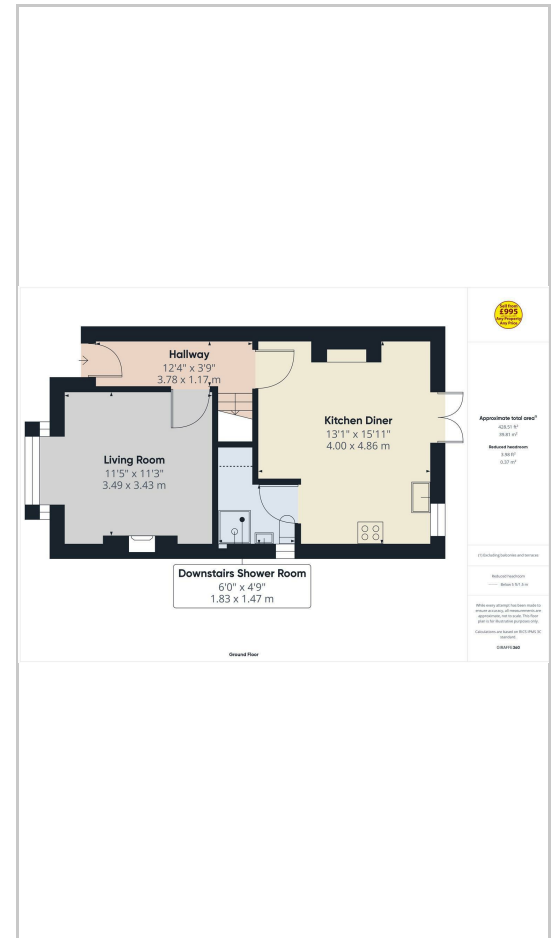
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

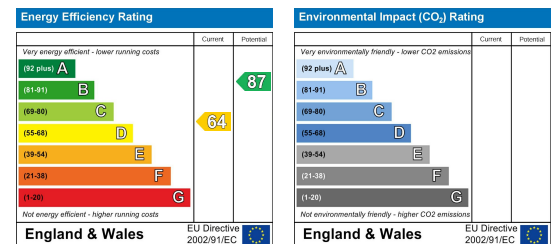
Area Map



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.