

BURGIN ATKINSON

& C O M P A N Y



26 Darrel Road

, Retford, DN22 7DH

£125,000



3 BEDROOM END TERRACE PROPERTY - IDEAL FIRST TIME PURCHASE OR INVESTMENT - NO ONWARD CHAIN - TWO RECEPTION ROOMS - MODERN KITCHEN AND BATHROOM - IDEALLY LOCATED NEXT TO RETFORD TRAIN STATION - REAR GARDEN - ON STREET PARKING - EPC D



Description

This three bedroom, end terraced property is located on Darrel Road, Retford. The property is right next to Retford Railway Station making it an excellent choice for commuters with direct links to London King's Cross within 85 minutes and within easy access of both the A1 and M1 motorways. Retford Town boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week.

Internally, this property offers two spacious reception rooms to the ground floor, a modern kitchen with a door leading out into the rear garden and the main, three piece suite family bathroom. To the first floor, you will find two double bedrooms and a third smaller bedroom.

Externally, this property offers a rear garden which includes a patio area and a raised decking area with gated side access down the side of the property. On street parking is available to the front of the property.

To book a viewing call us on 01777 712611.

Living Room 12'10" x 11'1" (3.92 x 3.40)

Kitchen 12'5" x 6'7" (3.81 x 2.02)

Bathroom 6'9" x 6'8" (2.06 x 2.05)

Bedroom One 13'5" x 11'0" (4.11 x 3.36)

Bedroom Two 12'11" x 11'1" (3.95 x 3.40)

Bedroom Three 9'10" x 6'5" (3.01 x 1.98)

Outbuilding 4'0" x 7'4" (1.24 x 2.24)

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 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.

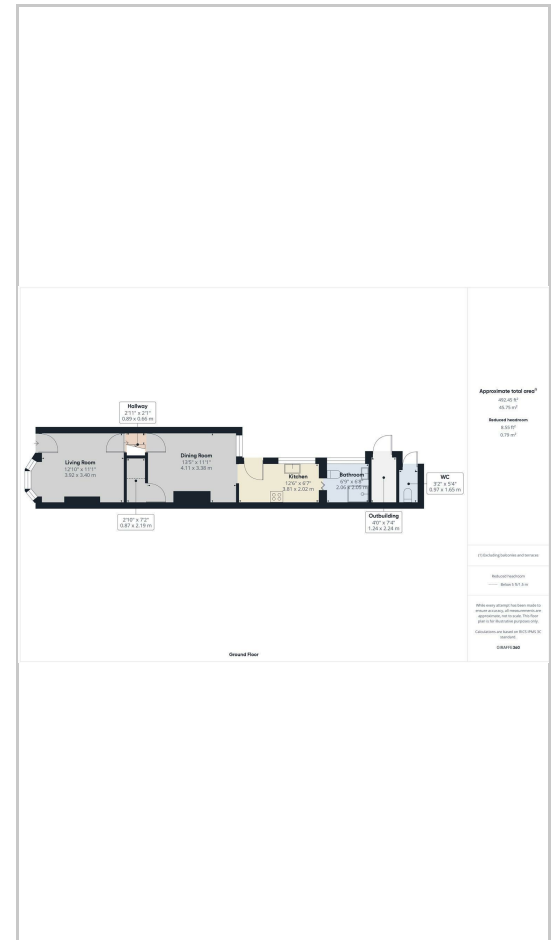
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

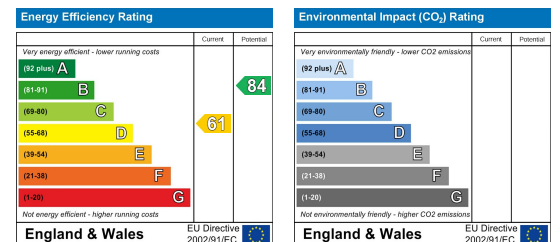
Area Map



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.