

# BURGIN ATKINSON

& C O M P A N Y



## 43 Ordsall Park Road

, Retford, DN22 7PB

**Offers In The Region Of £250,000**



3 BED SEMI DETACHED HOME - NO ONWARD CHAIN - NEW ROOF AND BOILER - RECENTLY REFURBISHED - KITCHEN AND DINING AREA - LIVING ROOM - LARGE GARAGE - OFF STREET PARKING - PERFECT FAMILY HOME EPC D



## Description

This lovely three bedroom semi detached home is situated in Ordsall, Retford. Ordsall Park Road is a well sought after and well served location providing an excellent catchment area for schools nearby and is within a short distance to Retford Town Centre. Retford Town itself offers a wealth of amenities including supermarkets, shops, restaurants, bars and a local market. Retford Train Station is on the doorstep, providing quick and easy access links to London Kings Cross along with other major cities across the UK.

Internally, the property begins with the welcoming porch and entrance hall, just off this is the spacious living room with bay window leading into the dining area. The newly fitted kitchen also provides access to the dining area, the rear garden and the garage.

To the first floor, you will find the bathroom with a bath, overhead shower and hand wash basin whilst the toilet is separate next door. There are two double bedrooms and a third good sized bedroom to the first floor, all of which have been freshly painted and new carpets fitted.

Externally, the front of the property has a driveway offering ample parking parking and access to the garage. The garage is spacious and could be utilised as a workshop well as a garage, it has an electric door and an additional side door from the house.

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

**Living Room 23'0" x 11'10" (7.03 x 3.63)**

**Kitchen 17'7" x 7'3" (5.36 x 2.23)**

**Dining Area 9'8" x 10'10" (2.96 x 3.32)**

**Bedroom One 12'0" x 11'11" (3.67 x 3.64)**

**Bedroom Two 12'9" x 9'5" (3.90 x 2.88)**

**Bedroom Three 6'11" x 8'1" (2.13 x 2.48)**

**Bathroom 5'0" x 7'4" (1.54 x 2.26)**

**Garage 26'3" x 11'6" (8.01 x 3.51)**

## 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 B.

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.

Parking: A driveway is provided at the property with parking for two cars.

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.

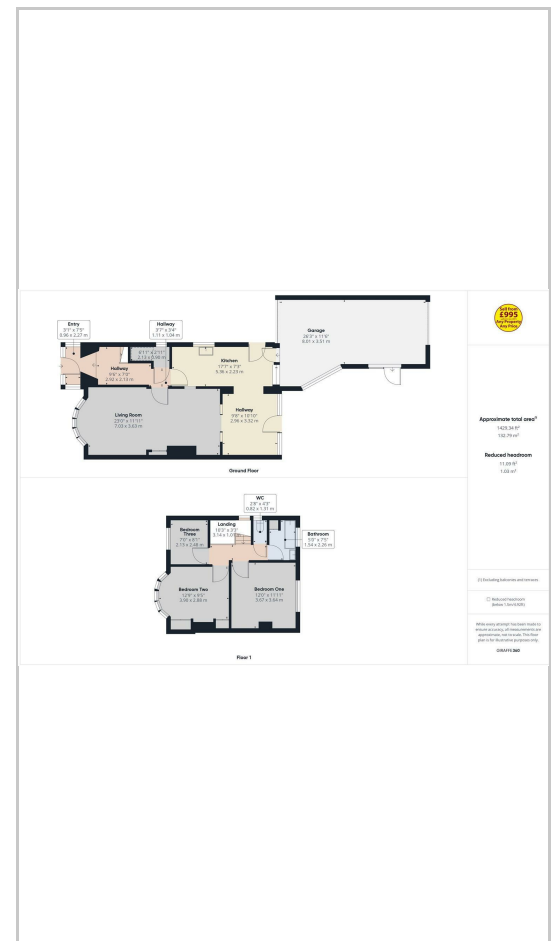
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

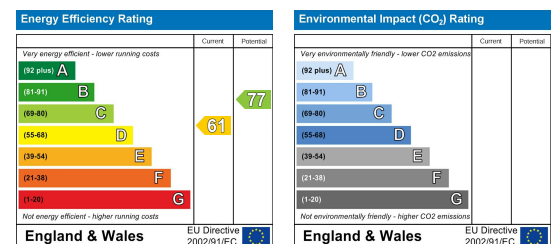
## Area Map



## 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.