

# BURGIN ATKINSON

& C O M P A N Y



## 16 Victoria Road

, Retford, DN22 7DJ

**£195,000**



LARGE THREE STORY MID TERRACE - FOUR DOUBLE BEDROOMS - PRIVATE REAR GARDEN - COUNCIL TAX BAND A - ON STREET PERMIT PARKING FOR ONE VEHICLE - SIZEABLE MAIN BEDROOM + ENSUITE - TWO SPACIOUS RECEPTION ROOMS - STONES THROW AWAY FROM RETFORD RAILWAY STATION - SOUGHT AFTER LOCATION



**Description**

This sizeable four bedroom, three story mid terrace, lies in a well established residential area and within a short walk to Retford town centre. Retford boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Canal side walks and Kings Park are nearby as well as being within walking distance to Retford station with direct links to London, Edinburgh, Leeds and Sheffield.

Internally, you enter the property via a side-door. To the left at the front of the property is a spacious living room with a coal fire place and a set of large bay windows allowing plenty of light in. To the right of the main entrance is a second reception room that includes double doors that lead out to an outside courtyard area. The second reception room offers ample storage space with a large under stairs cupboard, as well as fitted cupboards and shelving units either side of the fireplace. Leading on from the second reception room is the spacious galley kitchen/diner, the kitchen offers wall and base units with adequate space for amenities such as fridge freezer, dishwasher and washing machine. The dinette allows access onto the rear decking area through a second set of double doors, creating light and furthermore access in to the garden. A downstairs W/C. is located at the rear of the property opposite the back door.

To the First floor of the property there are two double bedrooms featuring lovely high ceilings and fireplaces adding character and coziness. The main family bathroom is located on the first floor. This includes a bath with over head shower facilities.

The second floor offers two generously sized double bedrooms. The main bedroom hosts an en-suite that offers a four piece suite, including a separate shower and bath. In the en-suite a velex window is located providing a lovely skylight feature.

Externally, the property has a slabbed patio area that runs along side the kitchen/diner leading from the second reception room, to the rear of the property. The patio joins on to a balcony style decking area that overlooks the garden that is of a good size. Leading down from the decking area is a bricked stairway connected to a quaint patio footpath that leads to the bottom of the garden.

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

**Living Room 12'0" x 14'3" (3.66m x 4.36m)**

**Dining Room 12'1" x 13'6" (3.69m x 4.14m)**

**Hallway 3'3" x 3'1" (1.01m x 0.94m )**

**Kitchen 6'8" x 12'10" (2.05m x 3.92m )**

**Utility 7'2" x 9'8" (2.19m x 2.95m)**

**Bedroom One 10'0" x 13'8" (3.07m x 4.19m )**

**En-suite 5'2" x 11'6" (1.58m x 3.52m)**

**Bedroom Two 12'0" x 12'0" (3.66m x 3.66m)**

**Bedroom Three 8'11" x 10'10" (2.72m x 3.31m )**

**Bedroom Four 11'11" x 15'10" (3.65m x 4.83m)**

**Bathroom 4'6" x 13'2" (1.39m x 4.03m)**

**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.

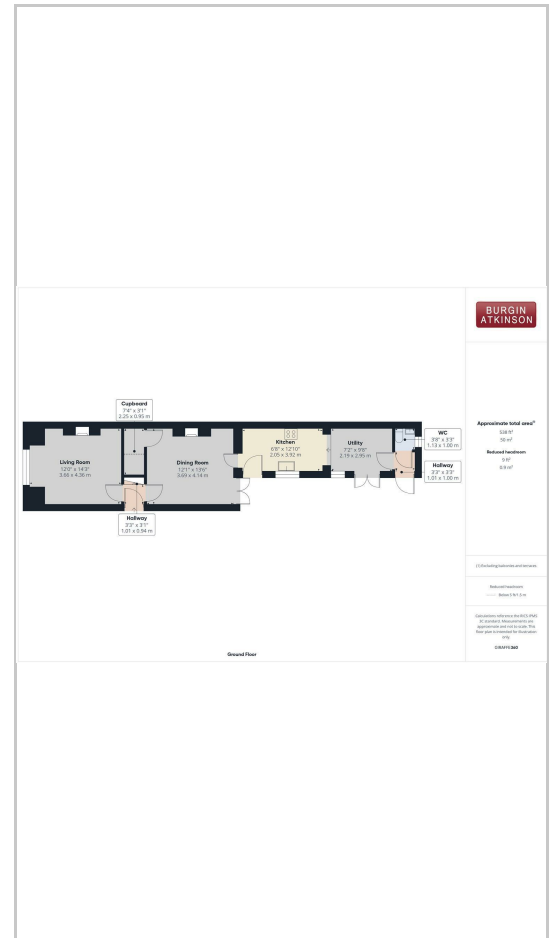
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

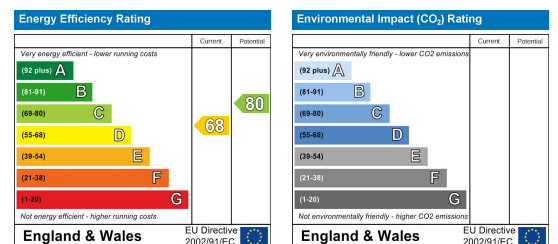
**Area Map**



**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.