

BURGIN ATKINSON

& C O M P A N Y



9 Greenway

, Retford, DN22 7RX

Offers Over £140,000



3 BED SEMI DETACHED HOME - IN NEED OF SOME MODERNISATION - IDEAL LOCATION - 2 RECEPTION ROOMS AND CONSERVATORY - GOOD SIZED BEDROOMS - FRONT AND REAR GARDENS - SHARED DRIVEWAY ACCESS TO A SINGLE GARAGE - EPC C



Description

This three bedroom, semi detached home which is in need of some modernisation is located in Ordsall, Retford. Ordsall 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. There is a co-op and spar convenience store/post office within walking distance from the property along with a pharmacy, hair salon, fish and chip shop and a pub. Retford Town itself offers a wealth of amenities including supermarkets, shops, restaurants, bars and a local market. Retford Train Station is just over a 5 minute drive providing quick and easy access links to London Kings Cross along with other major cities across the UK.

Internally, the property offers two spacious reception rooms to the ground floor, a kitchen and a conservatory with double patio doors leading out to the rear garden. To the first floor, the home offers two double bedrooms, a third good sized bedroom and a modernised main family bathroom with a separate w/c.

Externally, the property offers a front garden with a shared driveway and single garage. There is also a rear garden with a patio area.

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

Living Room 18'4" x 10'2" (5.60 x 3.10)

Dining Room 9'2" x 13'3" (2.80 x 4.04)

Kitchen 8'9" x 6'9" (2.69 x 2.07)

Conservatory 9'0" x 11'6" (2.76 x 3.51)

Bedroom One 12'7" x 8'9" (3.84 x 2.69)

Bedroom Two 9'6" x 8'2" (2.90 x 2.51)

Bedroom Three 8'8" x 7'3" (2.66 x 2.22)

Bathroom 5'6" x 5'4" (1.70 x 1.64)

W/C 2'8" x 4'3" (0.82 x 1.32)

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 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.

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.

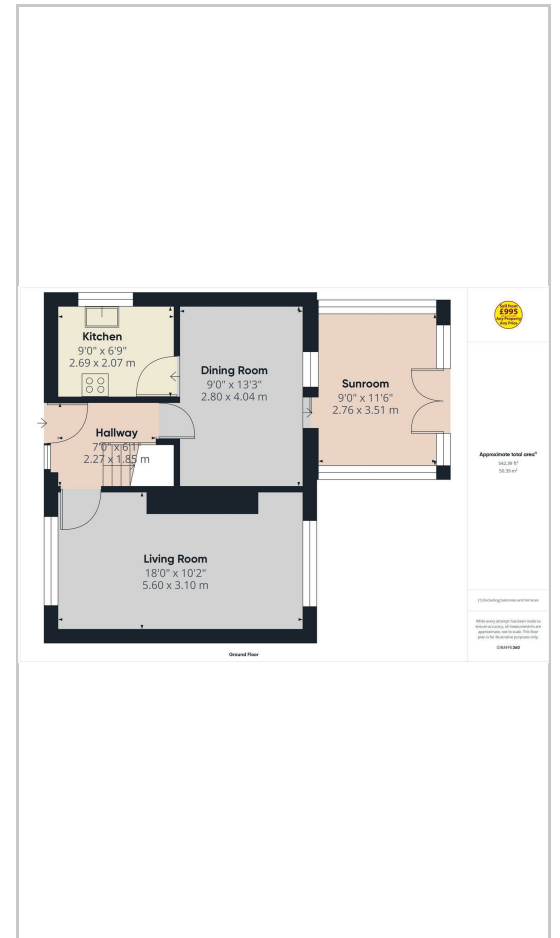
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

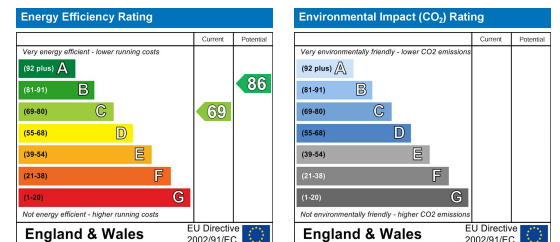
Area Map



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.