BURGIN ATKINSON
& C O M P A N Y

54 Nelson Street

, Retford, DN22 6LP

£140,000

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MODERN 2 BED END TERRACE HOUSE - RECENTLY RENNOVATED THROUGHOUT - NO ONWARD CHAIN - IDEAL LOCATION - PERFECT FIRST TIME PURCHASE OR INVESTMENT PROPERTY - 2 RECEPTION ROOMS - ENCLOSED REAR GARDEN - COUNCIL TAX : A

Description

This spacious two bedroom end terrace property is situated on Nelson Street, Retford. Retford Town boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Retford Rail Station is a 10 minute walk away 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. The property is also within close proximity to primary and secondary schools.

Internally, the property features a cosy living room complete with an electric fire and mantelpiece. The spacious, fully tiled dining room includes a log burner set within a brick-built fireplace. The tiled kitchen is equipped with an integrated Beko induction hob with extractor fan, as well as an oven and washing machine.

On the first floor, there are two generous double bedrooms, with the primary bedroom offering direct access to the bathroom. The fully tiled family bathroom includes a bath with overhead shower, hand basin, and WC.

The property has new carpets and tiled flooring throughout, along with a full renovation in every room.

To view this property, please give us a call on 01777 712611.

Living Room 11'6" x 11'5" (3.52 x 3.48)

Dining Room 12'3" x 11'5" (3.74 x 3.48)

Kitchen 10'6" x 5'8" (3.21 x 1.73)

Bedroom One 12'3" x 11'6" (3.74 x 3.51)

Bedroom Two 11'7" x 11'4" (3.54 x 3.47)

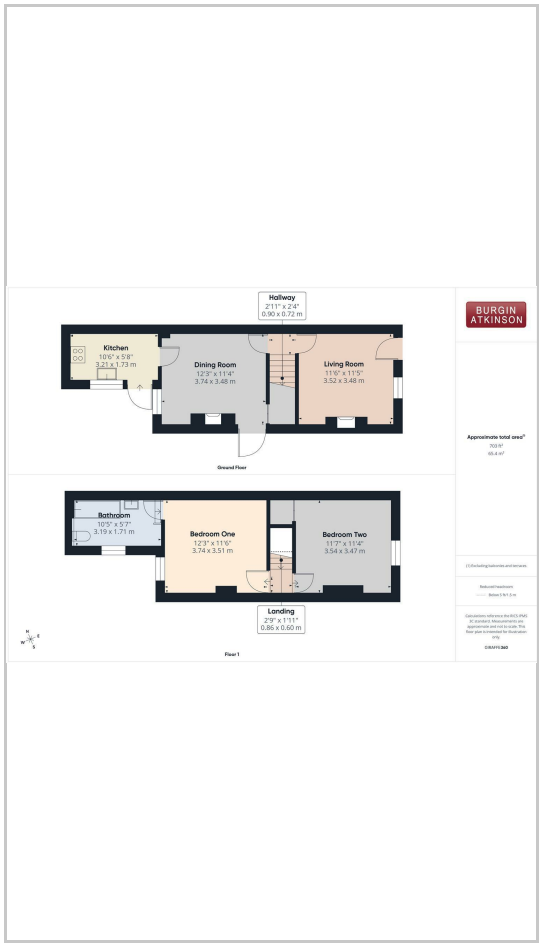
Bathroom 10'5" x 5'7" (3.19 x 1.71)

General Remarks & Stipulations

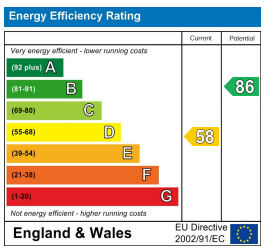
Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. 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.

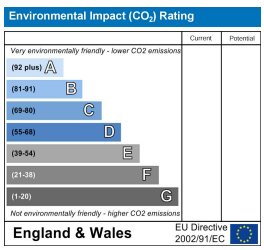
Area Map

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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