

# BURGIN ATKINSON

& C O M P A N Y



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## 5 Savile Street

, Retford, DN22 6ET

**£150,000**



CHARMING TWO BEDROOM TERRACE - CENTRAL BUT QUIET LOCATION - DOORSTEP AMENITIES - MODERN FOUR-PIECE SUITE BATHROOM - PERMIT PARKING FOR ONE VEHICLE - TWO BRICK BUILT OUTBUILDINGS - TWO SPACIOUS DOUBLE BEDROOMS.



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## Description

Welcoming to the market, this charming and spacious two bedroom terrace. The property is positioned in the small market town of Retford. Retford town centre is within 3/4 minutes walking distance. The centre has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 is accessible as well as countryside walks via the Chesterfield Canal towpath.

Upon entering the property you arrive in an entrance hall, greeted with lovely high ceiling's. To the left of the entrance door and towards the front of the property is the living room. The living room has a working coal fireplace that creates a lovely homely feel. The dining room is through toward the back of the property and offers high ceilings giving a spacious feel. The Kitchen includes a 5 ring gas hob and oven. There is ample space for integrated amenities such as washing machine and dishwasher. To the first floor floor of the property are two large double bedrooms. The main bathroom has a modern design with a walk in waterfall shower.

Externally, the property has a gunnel that gives access to the entrance door and rear garden. To the rear of the property is a slabbed patio courtyard. There are two brick built outbuildings situated to the rear of the courtyard, which include lockable security.

Viewings are advised for this well maintained and charismatic property, perfect for first-time buyers.

**Kitchen 7'1" x 12'5" (2.17 x 3.80)**

**Dining Room 13'2" x 12'0" (4.02 x 3.66)**

**Living Room 13'2" x 11'10" (4.03 x 3.63 )**

**Bedroom One 14'2" x 12'0" (4.33 x 3.67 )**

**Bedroom Two 11'1" x 11'11" (3.38 x 3.65 )**

**Landing 8'1" x 5'2" (2.47 x 1.58 )**

**Hallway 2'8" x 12'0" (0.83 x 3.68 )**

**Bathroom 8'7" x 12'8" (2.63 x 3.87 )**

## General Remarks & Stipulations

Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.

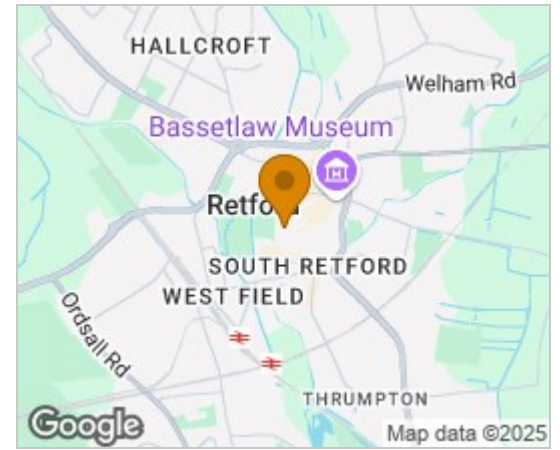
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising 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.

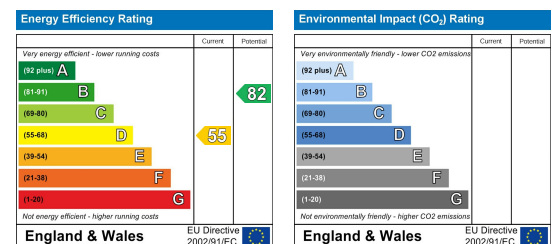
## Area Map



## 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.