

# BURGIN ATKINSON

& C O M P A N Y



## 21 Sherwood Road

, Retford, DN22 7UH

**£135,000**



3 BED MID TERRACE HOME - IDEAL FIRST TIME BUY, INVESTMENT OR DOWNSIZE - WELL PRESENTED - FRONT AND REAR GARDENS - GROUND FLOOR W/C - ON STREET PARKING - EPC E



**Description**

This well presented, three bedroom, mid terrace home is situated in Ordsall. The property is ideally located for the shops in Ordsall including a Co-Op, a post office, a pharmacy and Ordsall Primary School. Ordsall is a 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. The A1 Motorway is just a 10 minutes drive away for those commuting.

Internally, the home commences in the welcoming entrance hall which leads into the light and airy living room. Next door to this is the modern kitchen which includes a storage cupboard and access to the ground floor w/c which completes the first floor. To the second floor, you will find the recently refurbished bathroom which features a walk in shower, toilet and hand wash basin. There are also two double bedrooms and a third smaller bedroom which is currently being utilised as an office.

Externally, the home offers a rear garden which is mostly laid to lawn with a patio area and a shed. To the front of the property is a lawned area and a pathway to the front door. On street parking is available at the front of the property.

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

**Living Room 13'1" x 13'9" (4.00 x 4.21)**

**Kitchen 8'5" x 11'1" (2.59 x 3.40)**

**W/C 5'2" x 2'6" (1.58 x 0.78)**

**Bedroom One 13'4" x 9'10" (4.08 x 3.02 )**

**Bedroom Two 8'0" x 8'1" (2.46 x 2.47)**

**Bedroom Three 9'1" x 7'1" (2.77 x 2.18)**

**Bathroom 4'8" x 8'11" (1.44 x 2.74)**

**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.

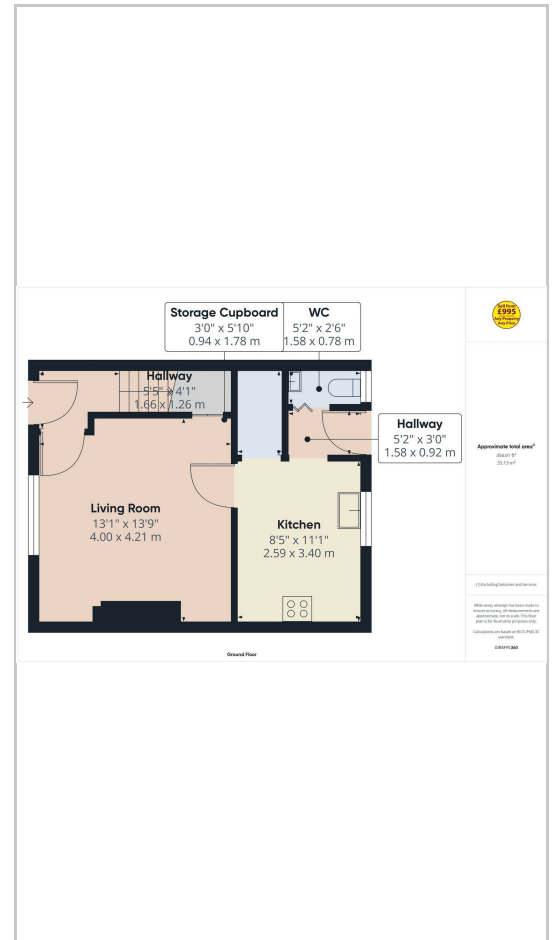
**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**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.

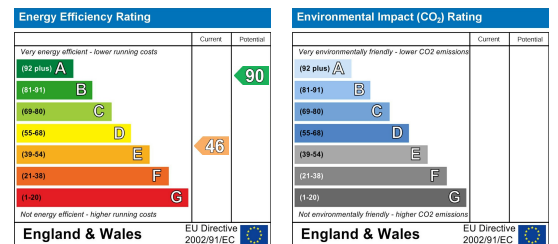
**Area Map**



**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.