BURGIN ATKINSON
& C O M P A N Y

81 Albert Road

, Retford, DN22 6HZ

£145,000

2 1 1 D

TWO BEDROOM SEMI DETACHED HOME FOR SALE - NO ONWARD CHAIN - WITHIN CLOSE PROXIMITY TO AMENITIES - OFF STREET PARKING - FRONT AND REAR GARDENS - MAIN FAMILY BATHROOM - PERFECT FIRT TIME BUY OR INVESTMENT - EPC TBC

Description

This well presented property is positioned on Albert Road, Retford. Retford Town boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Retford Rail Station is positioned on the East Coast mainline 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 schools and secondary schools.

The accommodation briefly comprises of; a spacious yet cosy living/dining area, a roomy breakfast kitchen and an understairs storage cupboard. To the first floor, you will find two double bedrooms and the main, three piece suite family bathroom offering a bath with overhead shower, hand wash basin and w/c.

Externally, you will find an enclosed rear garden which is mainly stoned and a front garden with off street parking and a walkway down the side of the property.

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

Living Room 13'0" x 22'0" (3.97 x 6.71)

Kitchen 13'0" x 9'11" (3.97 x 3.03)

Bedroom One 12'11" x 10'10" (3.95 x 3.32)

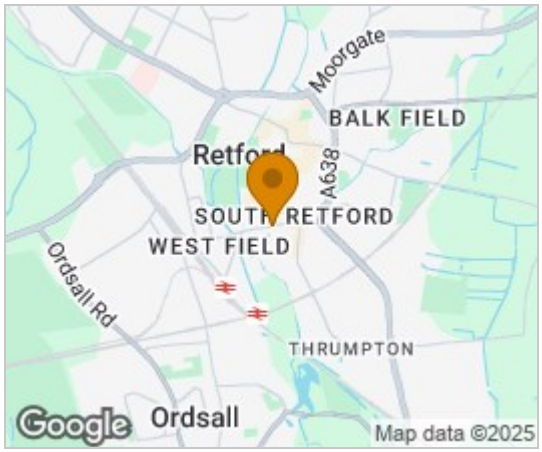
Bedroom Two 9'11" x 11'9" (3.03 x 3.60)

Bathroom 5'9" x 7'6" (1.76 x 2.30)

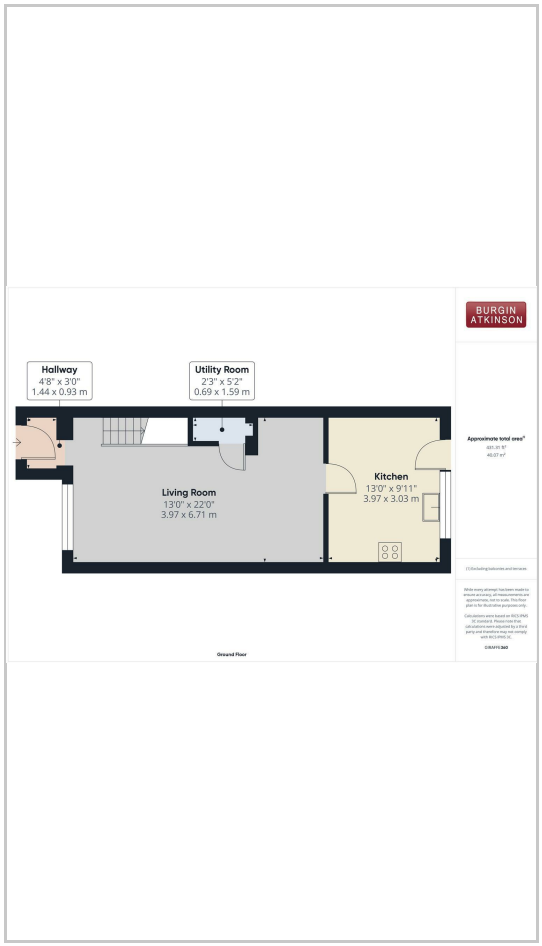
General Remarks & Stipulations

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.

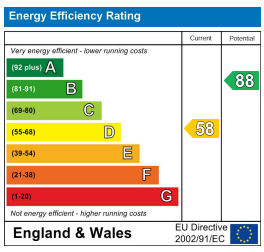
Area Map

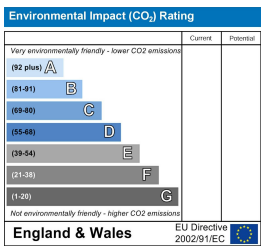


Floor Plans



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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