

# BURGIN ATKINSON

& C O M P A N Y

Sell from  
**£995**  
upfront (inc VAT)  
Any Property  
Any Price



## 7 The Brambles

, Retford, DN22 6RU

**Asking Price £175,000**



2 BEDROOM TERRACED BUNGALOW - 2 DOUBLE BEDROOMS - 2 BATHROOMS - NO ONWARD CHAIN  
- SECURE GATED DEVELOPMENT - WELL PRESENTED - 1 ALLOCATED PARKING SPACE - WALKING  
DISTANCE TO TOWN CENTRE - EPC - c



## Description

This modern two bedroom terraced bungalow is situated in an exclusively secured gated development on The Brambles, 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.

Internally, this wonderful home boasts a light and airy living room space which features an electric fire and double French doors leading to a small patio area, a kitchen with fully integral appliances, a master bedroom with en-suite shower room and a second double bedroom. The main, three piece suite bathroom hosts a bath with overhead shower, a hand wash basin and w/c. The property has been freshly painted through out and had new carpets and flooring laid.

Externally, there is a pathway to the property and 1 allocated parking space and a small patio area. The bungalow is in a secure development with gated access and is also fully alarmed.

Viewings are advised to appreciate the spacious yet homely feel that this bungalow has to offer!

**Living Room 10'4" x 15'10" (3.17 x 4.84)**

**Kitchen 7'8" x 7'11" (2.36 x 2.42)**

**Master Bedroom 12'0" x 9'1" (3.67 x 2.77)**

**En-Suite 7'8" x 2'11" (2.36 x 0.89)**

**Bedroom Two 10'4" x 10'5" (3.17 x 3.19)**

**Bathroom 7'10" x 5'7" (2.39 x 1.72)**

## 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.

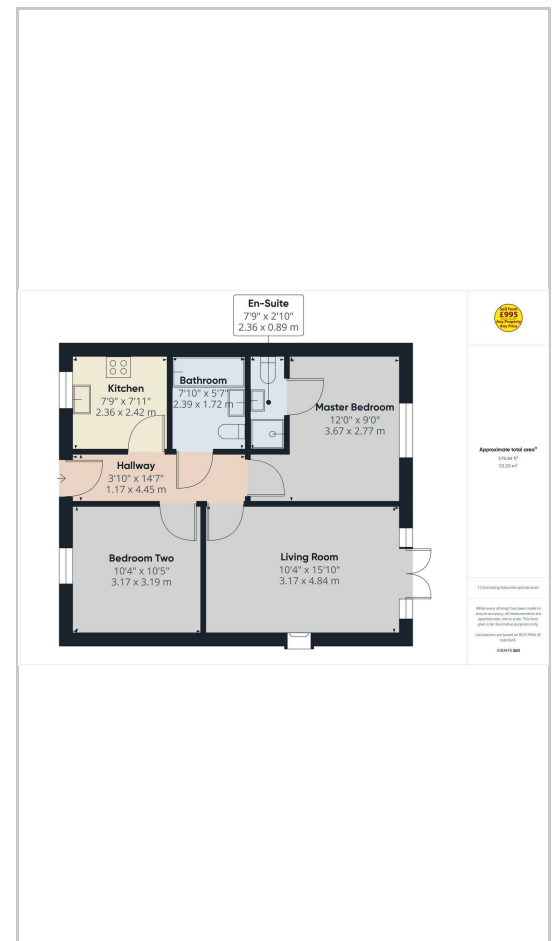
**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**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.

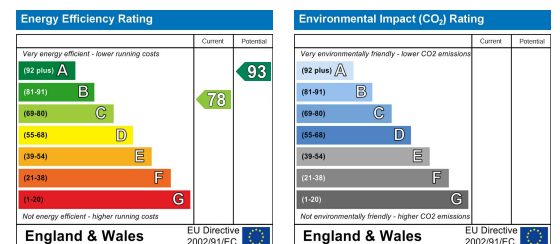
## Area Map



## 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.