

# BURGIN ATKINSON

& C O M P A N Y



## 21 Station Road

, Retford, DN22 7DE

**£150,000**



LARGE FOUR FLOOR MID-TERRACE - FIVE DOUBLE BEDROOMS - CONVERTED CELLAR WITH BATHROOM - ON STREET RESIDENT PERMIT PARKING - IDEAL LOCATION - RETFORD TOWN CENTRE WITHIN WALKING DISTANCE - REAR GARDEN - WITHIN 20 METRES OF RETFORD TRAIN STATION



**Description**

Welcoming to the market, this very spacious and promising 5 bedroom mid-terrace. Situated in an ideal location, Station Road is just a stones throw away from Retford Train Station which provides quick and easy access links to London Kings Cross and many other major cities across the UK. Retford Town Centre is just a 10 minute walk away from the property where you will find local shops, supermarkets, bars and restaurants.

Internally, the property has an entrance hallway that leads you to a spacious kitchen/dining area, leading off the hallway to the right is a living room with a built in fireplace and lovely bay window giving it a cosy feel. The kitchen/dining area is open plan, with access to the converted lower ground floor via a staircase.

The lower ground floor has two rooms that have been converted into living spaces. Both of these rooms are sizeable and offer the option to be either bedrooms or reception rooms. The lower ground floor also includes a bathroom with a walk-in shower, creating the option for an en-suite bedroom if desired. To the rear of the property, on the lower ground level is a entrance door that allows access to the courtyard area.

To the first floor there are two double bedrooms situated with the main bathroom which includes a dual bath/shower, sink and toilet. Within these bedrooms there are built in cupboards allowing ample storage space. Throughout the ground floor and first floor there are exceedingly high ceilings emphasizing the grandeur of the home.

To the second floor of the property there are a further two double bedrooms with Velux windows providing a generous amount of light. The bedroom to the rear of the property also has a large built in cupboard for storage.

Externally, there is a block pathed courtyard to the rear of the property that has access via a gate and side ginnel. To the front of the property there is residents permitted parking for a vehicle.

Viewings are advised on this spacious property that is ideally located.

- Living Room 14'5" x 10'7" (4.40 x 3.23)**
- Dining Room 13'1" x 12'11" (4.01 x 3.95 )**
- Kitchen 4'7" x 6'8" (1.40 x 2.04)**
- Bedroom One 12'1" x 12'0" (3.70 x 3.66)**
- Bedroom Two 11'0" x 9'9" (3.36 x 2.98 )**
- Main Bathroom 11'0" x 3'8" (3.36 x 1.13)**
- Bedroom Three 8'5" x 13'5" (2.57 x 4.10 )**
- Bedroom Four 9'11" x 13'5" (3.03 x 4.09)**
- Bedroom Five 13'1" x 14'0" (4.00 x 4.28 )**
- En-Suite 6'10" x 5'9" (2.10 x 1.77)**
- Cellar 11'2" x 13'4" (3.41 x 4.08 )**

**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 an 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.

Parking: On Street parking.

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.

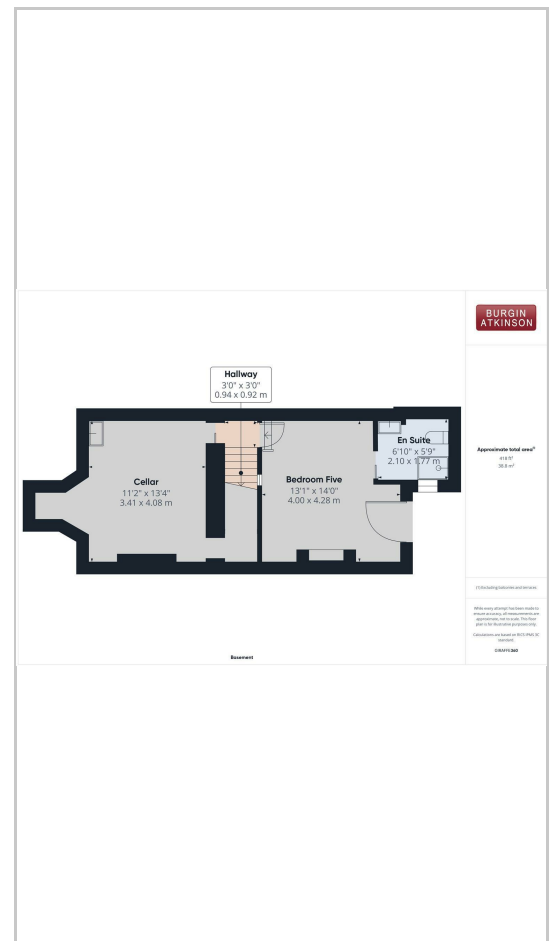
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

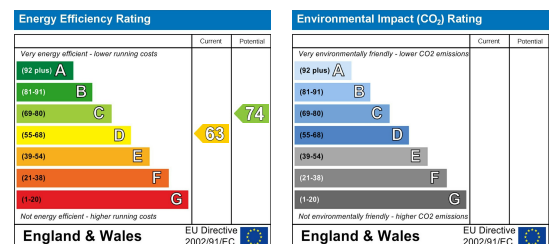
**Area Map**



**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.