

# BURGIN ATKINSON

& C O M P A N Y



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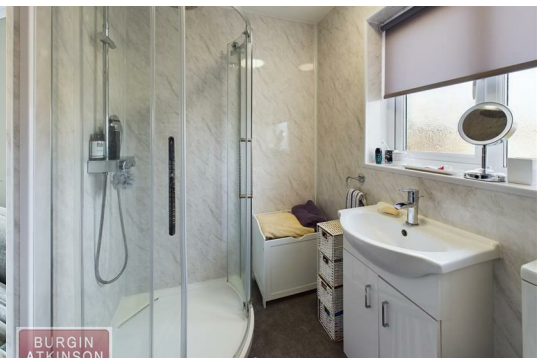
## 8 Thrumpton Close

, Retford, DN22 7AQ

**£180,000**



THREE BEDROOM SEMI DETACHED HOME - PERFECT FIRST TIME PURCHASE OR DOWNSIZE - WITHIN CLOSE PROXIMITY TO AMENITIES - WELL PRESENTED THROUGHOUT - ENCLOSED REAR GARDEN - AMPLE OFF STREET PARKING - EPC TBC



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## Description

This well presented property is positioned on Thrumpton Close, 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 well presented home beings in the welcoming entrance hall which leads into the spacious yet cosy living room that offers access into the rear garden and kitchen. The kitchen is modern with integrated appliances and additional pantry space. To the first floor, you will find two spacious double bedrooms and a third smaller bedroom. The main family bathroom is also modern, offering a rainfall shower, hand wash basin and w/c.

Externally, this property boasts an easily maintainable, enclosed rear garden which is mostly laid to lawn with a decking area, a slabbed area and a shed. To the front of the property, the slabbed driveway offers ample parking access and a side gate that leads into the rear garden. There is also a stoned area to the front which can be made into additional parking spaces.

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

## Living Room

## Kitchen

## Bedroom One

## Bedroom Two

## Bedroom Three

## Family Bathroom

## General Remarks & Stipulations

Tenure and Possession: The Property is Freehold.

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

Services: Mains water, electricity and drainage are connected along with a mains gas 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.

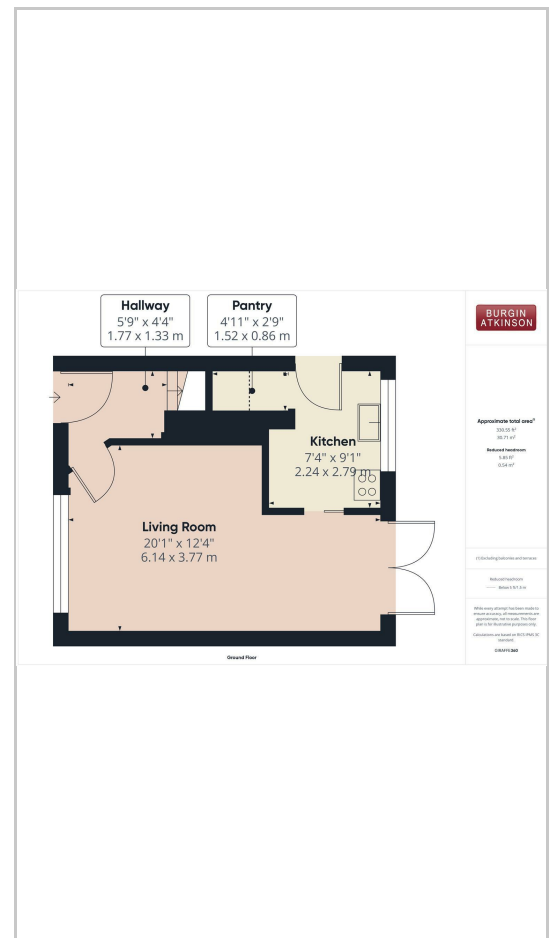
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

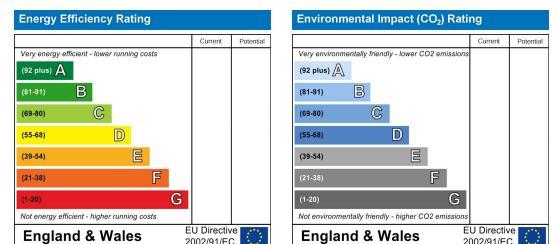
## Area Map



## 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.