

BURGIN ATKINSON

& C O M P A N Y



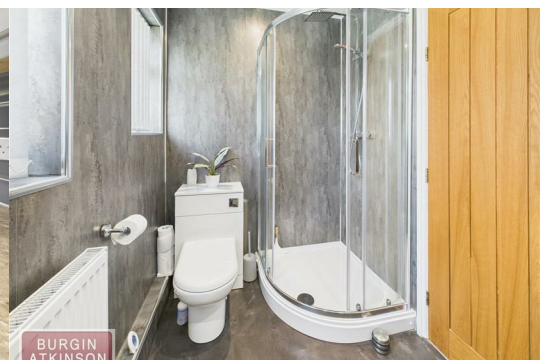
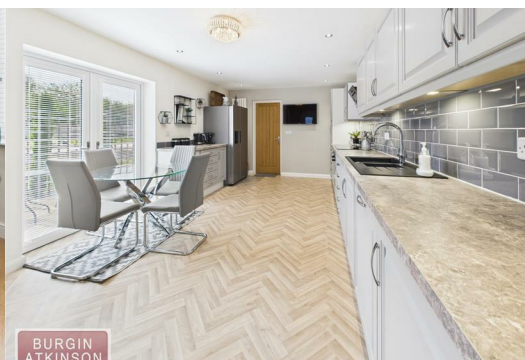
2 Denison Avenue

, Retford, DN22 7HT

£325,000



2 BEDROOM DETACHED BUNGALOW - 2 RECEPTION ROOMS - MODERN KITCHEN DINER - IMACUATELY PRESENTED THROUGHOUT - QUIET CUL-DE-SAC LOCATION - OFF STREET PARKING + SINGLE GARAGE - EPC : D - COUNCIL TAX : C



Description

This astonishing two bedroom, detached bungalow is in one of Retford's most sought after locations. The property is ideally located for Bracken Lane primary school as well as bus services to Tuxford Academy on London Road. Retford town centre is just a 15 minute walk, along with the train station which provides quick and easy access to London Kings Cross and many other major cities across the UK. Denison Avenue remains a popular quiet residential location in Retford, lying on the South side of town creates ideal access to highly rated by Ofsted schools, supermarkets and amenities.

Internally, this property begins in the welcoming entrance hall which provides access into the commodious living room which features a large bow window and side window with an electric fire and marble hearth. There is an additional snug room which provides access into the modern kitchen diner. The kitchen features integrated appliances including a dishwasher, cooker and electric hob with extractor above and double patio doors leading out into the rear garden. Both bedrooms are doubles and contain fitted wardrobes. The main bathroom is modern and hosts tiled flooring and grey panelled walls, a walk in shower, hand wash basin set into a vanity unit and w/c. There is also a cloakroom with hand wash basin and w/c. Oak Laminate flooring runs through the property and all rooms have fitted blinds.

Externally, the property is on a corner plot and there is a path that leads you to the front entrance. The front garden is mostly laid to lawn with flowered borders. To the side of the property is a concrete driveway leading to the single garage, providing parking access. To the rear of the property, there is a small patio area with a gate leading onto the front of the property.

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

Living Room 10'0" x 16'1" (3.05 x 4.92)

Kitchen Diner 11'3" x 20'3" (3.45 x 6.18)

Snug 8'11" x 10'2" (2.72 x 3.10)

Bedroom One 12'5" x 10'11" (3.80 x 3.34)

Bedroom Two 12'5" x 10'11" (3.79 x 3.34)

Bathroom 5'9" x 8'7" (1.76 x 2.64)

W/C 5'8" x 2'8" (1.74 x 0.82)

Garage/Storeroom 10'6" x 12'0" (3.22 x 3.68)

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 C.

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.

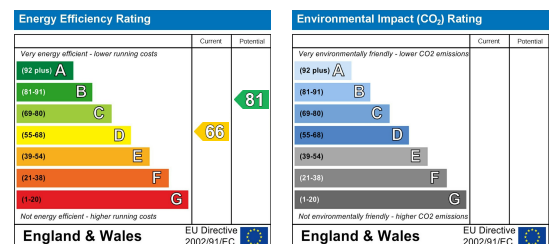
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.