

BURGIN ATKINSON

& C O M P A N Y



22 Forest View

, Retford, DN22 7UD

Offers Over £90,000



FIRST FLOOR APARTMENT - BEAUTIFULLY PRESENTED THROUGHOUT - 2 BEDROOMS - LOUNGE - FITTED KITCHEN & BATHROOM - GARDENS FRONT AND REAR - GAS CENTRAL HEATING & DOUBLE GLAZING - CLOSE TO AMENITIES & SERVICES - VIEWS OVER RETFORD GOLF COURSE - NO UPWARD CHAIN - VIEWING ADVISED.



Entrance Area

Having stairs leading to a covered storm porch, useful brick built storage cupboard and UPVC entrance door into the:

Entrance Hall 7'0" x 5'5" (2.13m x 1.65m)

With a rear facing window, tiled flooring and a useful storage cupboard.

Kitchen 12'1" x 9'3" max (3.68m x 2.82m max)

Having a range of base units with worktops and tiled splash backs over, stainless steel sink and drainer, space and plumbing for a variety of appliances. Side and front facing window, radiator and useful storage cupboard that houses the gas fired combination central heating boiler.

Lounge 17'9" x 11'3" narrowing to 9'1" (5.41m x 3.43m narrowing to 2.77m)

This dual aspect room has front and rear views, two radiators and built in cupboard.

Inner Hall 2'9" x 2'7" (0.84m x 0.79m)

Having doors to the bedrooms and bathroom and a loft access point.

Master Bedroom 14'9" x 8'9" (4.50m x 2.67m)

With two front facing windows and a radiator.

Bedroom Two 8'6" x 8'6" (2.59m x 2.59m)

Having a rear facing window and a radiator.

Bathroom 5'9" x 5'5" (1.75m x 1.65m)

Comprising of a three piece suite which includes a panel bath with shower mixer tap arrangement, wash hand basin, low flush WC, tiled flooring and splash backs and a rear facing window.

Gardens

The property has both a front and rear garden. To the front is a lawn garden with a fence to the perimeter and access gate, with pathway to the steps to the first floor accommodation. The rear garden has a further gated access. Lawn garden, patio area to the rear, planted borders and being securely enclosed to the perimeter.

General Remarks & Stipulations

Tenure and Possession: The Property is Leasehold 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.

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.

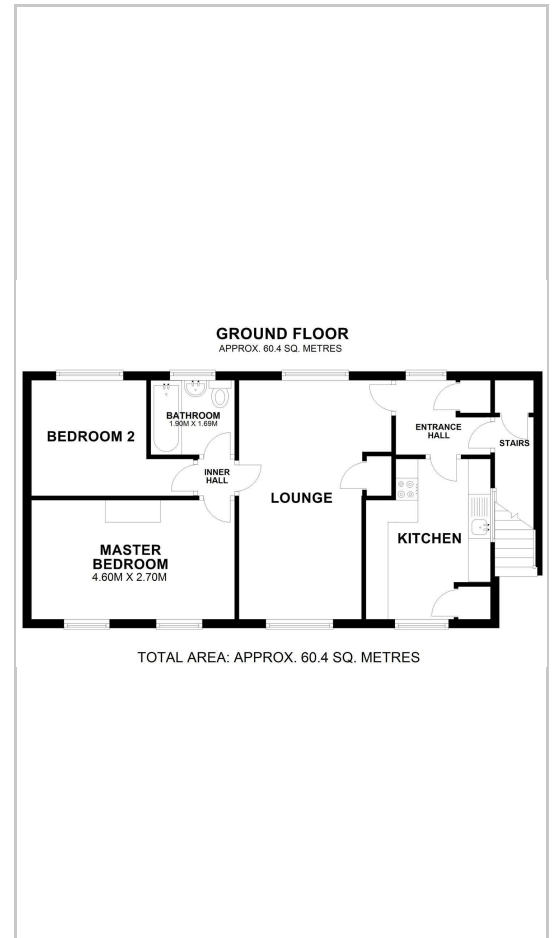
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

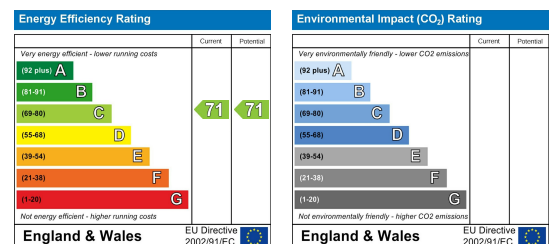
Area Map



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.