

BURGIN ATKINSON

& C O M P A N Y



11 Vernon Avenue

, Retford, DN22 7HX

Asking Price £285,000



BEAUTIFULLY PRESENTED THREE BED SEMI DETACHED HOME - HIGHLY SOUGHT AFTER LOCATION - AMPLE OFF STREET PARKING FOR AT LEAST THREE CARS - DETACHED GARAGE - ENCLOSED LANDSCAPED REAR GARDEN- KITCHEN DINER AND 2 RECEPTION ROOMS - EPC C



Description

This astonishing three bedroom bay fronted, semi detached property 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. Vernon 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.

The property begins via the entrance porch into the welcoming hallway which leads to the dining room area with a fronted bay window and flame effect electric fire. A great sized living room area with log burner and double patio doors opening onto the rear garden creates the perfect downstairs living space for families and couples. The kitchen dining area includes a free standing stainless Neff steel cooker and built in bosch dishwasher. To the first floor, there are two double bedrooms with built in wardrobes and a third smaller bedroom which is large enough to fit a double bed. The modernised bathroom is a three piece suite with a mains fed rainfall shower.

Externally, this home offers ample off street parking to the front of the property, the well maintained block paved driveway can fit at least three vehicles, there is also a side gated entrance where you will find a detached garage which would also fit a smaller vehicle in. The rear garden is landscaped and very well maintained including two patio areas, lawned grass and a cascading curved waterwall feature.

Overall this remarkable property is not one to be missed and viewings are advised to appreciate the spacious yet homely feel.

Entrance Hall 13'7" x 6'8" (4.15 x 2.05)

Dining Room 13'10" x 12'11" (4.22 x 3.95)

Living Room 18'5" x 11'11" (5.63 x 3.64)

Kitchen Diner 18'4" x 7'8"/8'11" (5.59m x 2.34m/2.44m3.35m)

Bedroom One 14'4" x 10'1" (4.38 x 3.08)

Bedroom Two 11'10" x 10'8" (3.63 x 3.27)

Bedroom Three 8'7" x 7'8" (2.62 x 2.34)

Bathroom 6'3" x 7'6" (1.92 x 2.31)

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.

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.

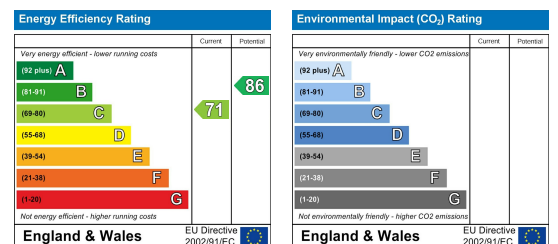
Area Map



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.