

# BURGIN ATKINSON

& C O M P A N Y



## 2 Paper Mill Cottages

, Retford, DN22 6FD

**£185,000**



WELL PRESENTED FOUR BEDROOM TOWNHOUSE SET OVER THREE FLOORS - SPACIOUS +MODERN KITCHEN DINER - EN-SUITE TO MASTER BEDROOM - GROUND FLOOR W/C - ENCLOSED REAR GARDEN - OFF STREET PARKING + SINGLE GARAGE - IDEAL LOCATION - EPC C



**Description**

This is a modern three-storey townhouse situated on Paper Mill Cottages, Retford within easy walking distance of Retford town centre as well as the mainline railway station on the London to Edinburgh intercity link. Retford town centre has comprehensive shopping, leisure and recreational facilities. The A1 is accessible as well as countryside walks via the Chesterfield Canal towpath.

Internally, this well presented property begins in the welcoming entrance hall which offers access into the modern kitchen diner which is fitted with integrated appliances and leads out into the enclosed rear garden. Also to the ground floor is a w/c and bedroom four which could ideally be used as a dining room. To the first floor, you will find the generously sized living room which has two windows, allowing an abundance of natural light through, and an electric fire with mantle piece above. Bedroom Three is also to the first floor, containing fitted wardrobes. To the third floor, the primary bedroom with fitted wardrobes is situated with an en-suite shower room, bedroom two is of a good size and also offers fitted storage cupboards. The main family bathroom is fitted with a panel bath with over head shower, hand wash basin and w/c.

Externally, the enclosed rear garden is mostly laid to lawn with a patio area. To the front of the property, there is a small front patch of garden as you enter the property and on street parking available. The garage and allocated parking is to the rear of the property.

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

**Kitchen 15'0" x 11'2" (4.58 x 3.41)**

**Living Room 14'0" x 13'4" (4.28 x 4.07)**

**W/C 6'5" x 3'8" (1.96 x 1.13)**

**Bedroom One 9'3" x 13'5" (2.84 x 4.09 )**

**En-Suite 5'7" x 6'3" (1.72 x 1.91 )**

**Bedroom Two 11'8" x 10'5" (3.56 x 3.18 )**

**Bedroom Three 8'4" x 10'4" (2.56 x 3.15)**

**Bedroom Four 8'11" x 10'8" (2.74 x 3.26)**

**Bathroom 4'9" x 6'9" (1.45 x 2.08)**

**Garage 8'10" x 18'2" (2.70 x 5.56)**

**General Remarks & Stipulations**

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

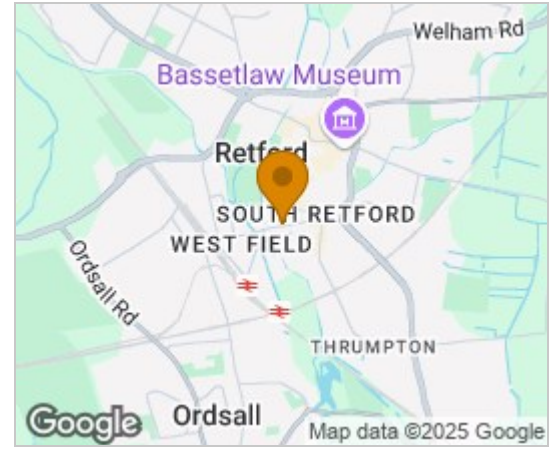
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising 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.

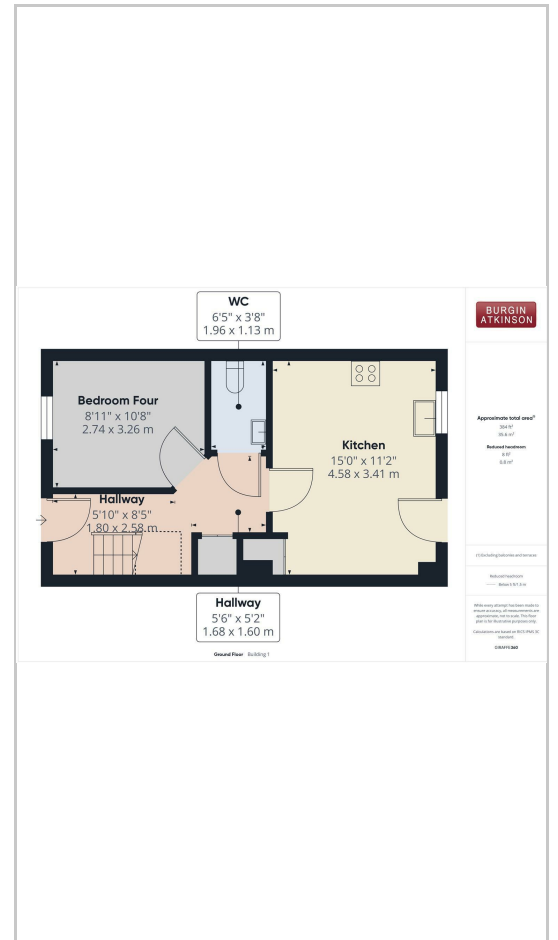
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

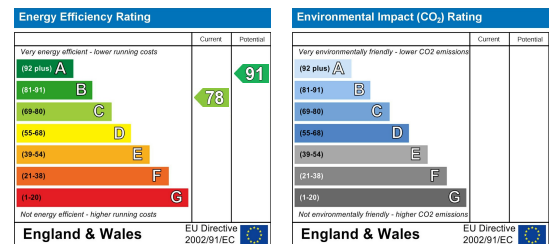
**Area Map**



**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.