BURGIN ATKINSON
& C O M P A N Y



8 Waterfields

, Retford, DN22 6RE

£180,000

3 2 1 C

WELL PRESENTED 3 BEDROOM TOWNHOUSE - NO ONWARD CHAIN - IDEAL LOCATION - KITCHEN WITH INTEGRAL APPLIANCES - MAIN BATHROOM AND EN-SUITE - ENCLOSED REAR GARDEN - OFF STREET PARKING AND SINGLE INTEGRAL GARAGE - EPC : C







Description

This well presented three bedroom mid townhouse is located on the popular Waterfields development which is within close proximity to the market town of Retford and its wide range of services and amenities such as shops, market stalls, popular restaurants and pubs.
For those who wish to commute there is a rail link to London from Retford rail station in just 1hr 25 minutes as well as many other major UK cities. The A1 motorway is accessed in under 5 miles and the cities of Sheffield, Leeds, Lincoln and Nottingham are easily accessible by car.
For families there is a wide range of good schools to choose from including highly regarded public and grammar schools.

To the ground floor there is a welcoming entrance hall leading to the third bedroom which has patio doors that open out to the rear garden. Just off the entrance hallway is a modern w/c. To the first floor is the kitchen diner which is fitted with a washing machine and cooker. Double french doors divide the kitchen from the light and spacious living room. To the second floor is two further double bedrooms, one with an en-suite. There is also the main family bathroom on the second floor which includes a bath, hand wash basin and toilet.

Externally, the property offers off street parking and an integral garage to the front of the property. To the rear of the property is a small patio area and the rest of the garden is mostly laid to lawn, there is a walk way down the side of the rear garden leading to the back gate where you can access the rear of the property.

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

Living Room 15'9" x 17'3" (4.82 x 5.27)

Kitchen 9'5" x 10'7" (2.88 x 3.25)

Bedroom One 10'9" x 9'9" (3.29 x 2.98)

En-Suite 4'0" x 7'9" (1.22 x 2.38)

Bedroom Two 12'4" x 13'0" (3.77 x 3.98)

Bedroom Three 15'0" x 11'6" (4.58 x 3.53)

Bathroom 5'6" x 6'10" (1.70 x 2.09)

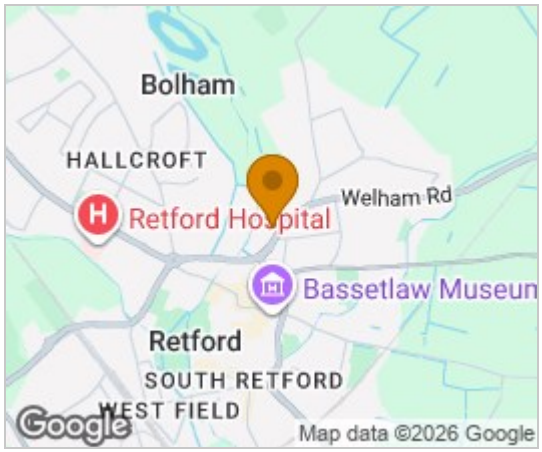
W/C 3'0" x 5'11" (0.92 x 1.82)

Garage 9'3" x 16'4" (2.83 x 4.98)

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 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.

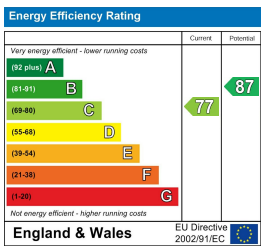
Area Map

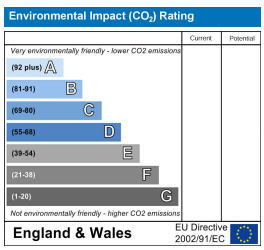


Floor Plans



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

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