

# BURGIN ATKINSON

& C O M P A N Y



## 46 Cherry Holt

, Retford, DN22 7NB

**£230,000**



PERFECTLY PRESENTED DETACHED HOME - PERIOD FEATURES - OPEN PLAN KITCHEN DINER - TWO DOUBLE BEDROOMS + OFFICE - DETACHED GARAGE - ENCLOSED REAR GARDEN - OFF STREET PARKING FOR 2 VEHICLES - MODERNISED THROUGHOUT - EPC D



## Description

This very well presented property is located on Cherry Holt, Retford. Cherry Holt is on the northern fringes of Retford town centre with local amenities and convenience store on nearby Hallcroft Road. There is a co-op, Greggs and bus services available on North Road and schools for all age groups within comfortable walking distance. Retford town centre has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 is accessible as well as countryside walks via the Chesterfield Canal towpath.

Internally, this property offers a beautifully presented, open plan kitchen diner fitted with shaker units and white marble effect worktops and the dining area features a 7kw multi fuel stove. The living room is spacious yet cosy with an exposed brick fire place maintaining original features and a 5kw multi fuel stove. There is also a modern, ground floor w/c with the sink over the toilet and metro tiling. To the first floor, you will find two double bedrooms and a third office room. The main family bathroom is modern, hosting a panel bath with overhead, rainfall shower, hand wash basin and w/c.

Externally, the rear garden is separated into two lawned areas, one being artificial grass as well as a slabbed patio area with a selection of seating areas. To the front of the property, the stoned driveway offers parking access for at least two vehicles. The detached garage has double doors and is a part brick, part timber construction.

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

**Living Room 11'11" x 11'11" (3.65 x 3.65)**

**Kitchen Diner 11'11" x 20'4" (3.65 x 6.21 )**

**Ground Floor W/C 2'10" x 4'0" (0.87 x 1.22)**

**Bedroom One 11'3" x 12'1" (3.43 x 3.69)**

**Bedroom Two 11'1" x 11'10" (3.38 x 3.63)**

**Office 5'4" x 7'10" (1.64 x 2.40)**

**Main Bathroom 9'3" x 4'9" (2.82 x 1.45)**

**Garage 9'10" x 22'4" (3.01 x 6.83)**

## General Remarks & Stipulations

**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 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.

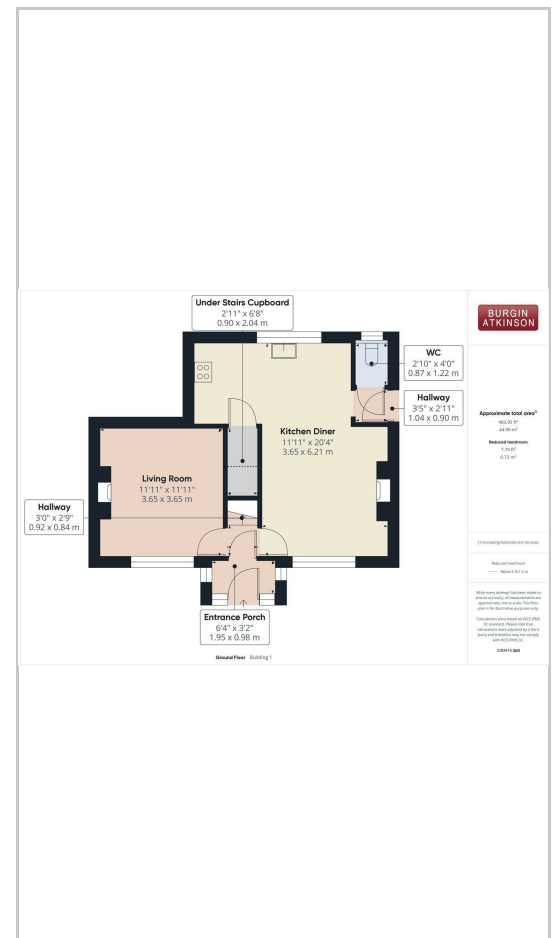
**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**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.

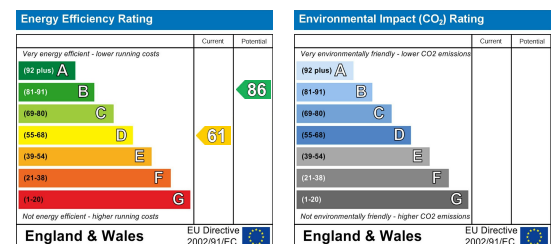
## Area Map



## 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.