

# BURGIN ATKINSON

& C O M P A N Y



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## 4 Long Walk

, Retford, DN22 7YB

**£185,000**



TWO BEDROOM SEMI-DETACHED BUNGALOW - GENEROUSLY SIZED THROUGHOUT - DETACHED GARAGE - FRONT AND REAR GARDEN - EPC RATING C - IDEAL QUIET LOCATION - COUNCIL TAX BAND B



## Description

In the charming town of Retford, this delightful bungalow on Long Walk offers a perfect blend of comfort and convenience. Long Walk is conveniently located near local amenities, including shops, schools, and parks, ensuring that everything you need is within easy reach. Retford Railway station operates on a main railway line and offers transport links to London and Edinburgh. Situated in a pleasant residential location just off North Road, this is a two bedroom semi detached bungalow offering well proportioned living space.

Upon arriving at the property, a ramp is in place allowing disability access if required. When entering the home you arrive in a spacious hallway which leads to the centre of the home. To the left, is the kitchen which is well-appointed, providing ample space for appliances such as a washing machine, dishwasher and fridge/freezer. A fitted four ring gas hob and oven is also situated in the kitchen. Also to the left of the main entrance is the living room which is of a adequate size and exceedingly light due to a lovely large panorama window. An electric fire is fitted in the living room giving the property a homely feel.

From the main entrance, to the right, are two spacious double bedrooms along with a main bathroom, including a dual bath and shower. Within these bedrooms and throughout the property are double glazed windows providing noise reduction and energy efficiency.

Outside, the property features a slabbed patio that wraps around the side of the home. To the front of the property is a large graveled outdoor area with patio detailing. To the rear of the property is a slabbed courtyard area with gates, allowing the option for off-street parking. The detached link garage is also situated to the rear of the property, supplying either storage space or private parking for a vehicle. The garage has lighting and power enabling it to be a workshop if desired. Recently the property has had a new guttering system, installed this year.

Viewings are advised to appreciate this cosy yet spacious bungalow. Please also click on the virtual tour link to view the property in more depth.

**Kitchen 7'10" x 10'11" (2.39m x 3.34m)**

**Living Room 17'5" x 11'4" (5.31m x 3.47m)**

**Hallway 5'0" x 11'0" (1.53m x 3.37m)**

**Bedroom One 14'5" x 11'5" (4.41m x 3.48m)**

**Bedroom Two 10'9" x 10'11" (3.30m x 3.34m)**

**Bathroom 6'5" x 5'7" (1.98m x 1.71m)**

**Hallway 7'8" x 5'0" (2.35 x 1.54)**

## 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.

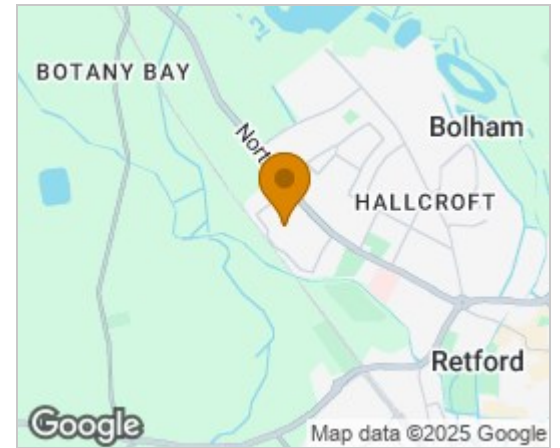
**Services:** Mains water, electricity and drainage are connected along with an gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising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

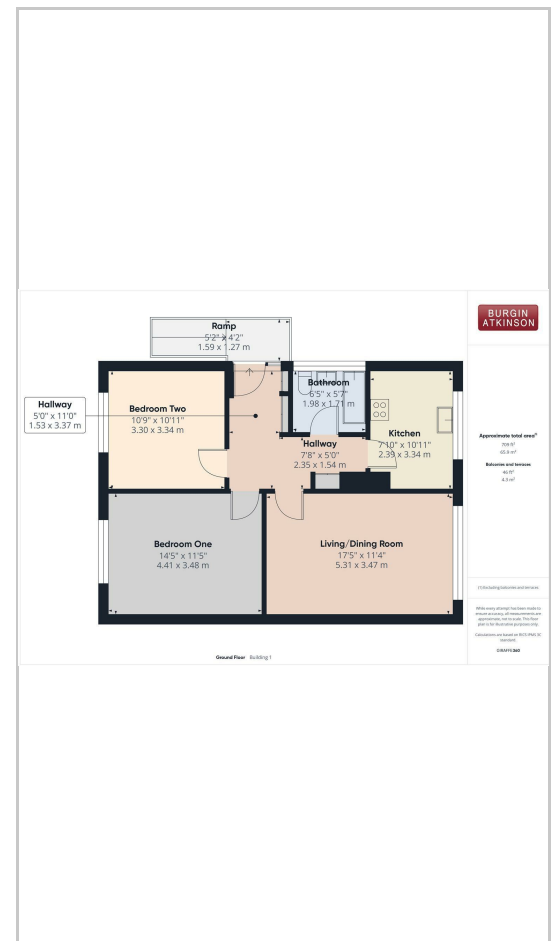
**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**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.

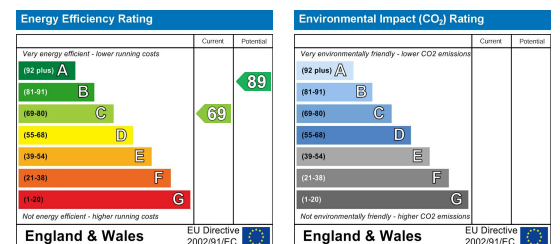
## Area Map



## 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.