

BURGIN ATKINSON

& C O M P A N Y



18 Matilda Drive

, Retford, DN22 6UD

50% Shared Ownership £130,000



50% SHARED OWNERSHIP - BEAUTIFULLY PRESENTED 3 BEDROOM DETACHED FAMILY HOME - RESTING ON A MODERN LINDEN HOMES DEVELOPMENT IN THE HEART OF RETFORD - MASTER BEDROOM WITH EN-SUITE - OFF STREET PARKING FOR 2 VEHICLES - FIELD VIEWS TO THE REAR OF THE PROPERTY - EPC B



Description

This perfectly presented, three bedroom detached property is located on Matilda Drive, Retford. A particularly well located property with a 'good' rated primary school on the doorstep. Ideal for family occupation, this property is situated just on the outskirts of Retford Town. Retford boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Within close proximity to this property is a highly rated restaurant and pub, The Hop Pole of Retford. Retford Rail Station is positioned on the East Coast mainline and provides links to London in just one hour twenty five minutes as well as many other UK cities and towns. The A1 which provides easy access to the North and South of the country is just 10 minutes drive away.

Internally, this home begins in the entrance hall providing access to the kitchen, w/c and living room. The kitchen is modern and spacious, offering an integrated cooker. The living room/diner is cosy and provides double french patio doors leading out into the rear garden. To the first floor, you will find the master bedroom with a three piece en-suite, a second double bedroom and a third smaller room offering field views to the rear.

Externally, this wonderful home provides you with a spacious rear garden which is mostly laid to lawn with a patio area and field views to the rear. To the front of the property is a small stoned garden with parking for two vehicles to the side of the property.

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

Living Room 18'9" x 12'9" (5.72 x 3.90)

Kitchen 9'8" x 10'8" (2.95 x 3.27)

W/C 4'11" x 3'7" (1.52 x 1.11)

Master Bedroom 11'3" x 10'1" (3.45 x 3.09)

En-Suite 6'4" x 7'1" (1.95 x 2.16)

Bedroom Two 8'5" x 10'5" (2.59 x 3.18)

Bedroom Three 9'10" x 6'6" (3.00 x 2.00)

Main Family Bathroom 3'11" x 10'1" (1.21 x 3.08)

General Remarks & Stipulations

Tenure: Leasehold - 121 years remaining Monthly rent - £328.55 Monthly lease management fee - £25.61pcm

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 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.

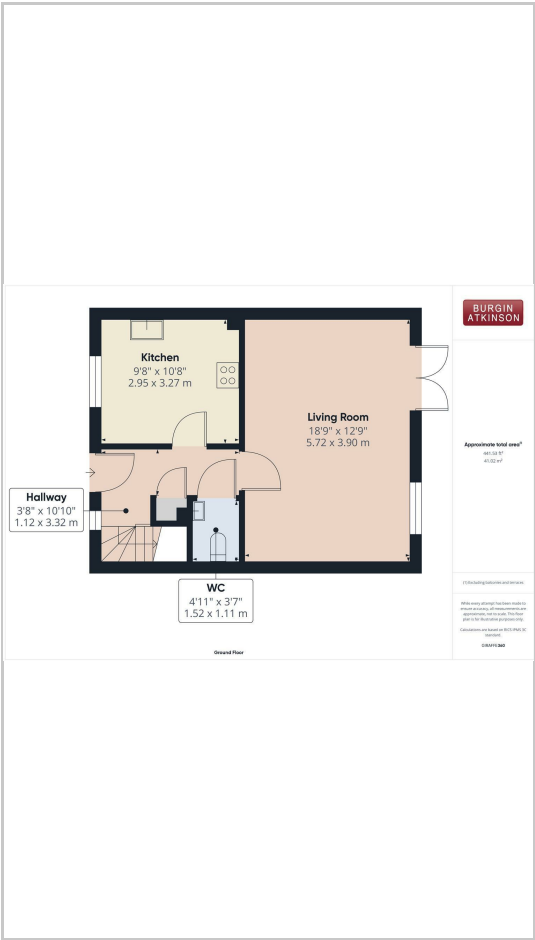
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

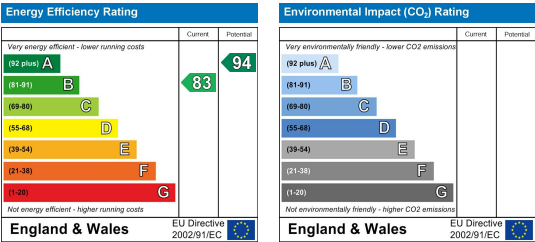
Area Map



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.