

# BURGIN ATKINSON

& C O M P A N Y



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## 72 Ollerton Road

, Retford, DN22 7TQ

**£240,000**



SPACIOUS 3 BED SEMI-DETACHED FAMILY HOME - TWO RECEPTION ROOMS - IMPRESSIVELY LARGE REAR GARDEN - STORAGE SHED WITH ELECTRICITY AND SUNROOM POTENTIAL - TWO SPACIOUS DOUBLE BEDROOMS - IDEAL LOCATION - PRIVATE DRIVEWAY WITH SPACE FOR TWO VEHICLES



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**Description**

This well proportioned three bedroom semi detached home located in the heart of Ordsall, Retford. Ordsall Primary School is just a few minutes walk from the property and the local shops, co-op and post office are only a 5 minute walk. Retford Train Station is only a 5 minute drive which provides quick and easy access to London Kings Cross and many other major cities across the UK.

This property boasts potential, with an ideal location, generously sized property and exceedingly large rear garden for its location, it would make for a beautiful first home.

Internally, this well presented home begins in the entrance hall. The entrance radiates character and provides access into the living room which features a bay window, allowing an abundance of natural light through. The next room along is a second reception room, ideal for a dining area. The kitchen is modern with tiled flooring and offers an integrated cooker and hob with extractor above.

To the first floor, you will find the primary double bedroom, a second double bedroom and a third smaller bedroom. The main three piece suite family bathroom is fully tiled and hosts a bath with over head shower, a hand wash basin and w/c.

Viewings are advised to appreciate the spacious yet homely feel that this house has to offer!

**Kitchen 6'3" x 14'3" (1.92 x 4.36 )**

**Living Room 13'3" x 15'6" (4.04 x 4.74)**

**Dining Room 13'1" x 10'4" (3.99 x 3.17)**

**Hallway 3'4" x 14'4" (1.02 x 4.37)**

**Utility Room 3'7" x 3'8" (1.10 x 1.12)**

**Bedroom One 13'1" x 13'0" (4.00 x 3.97 )**

**Bedroom Two 10'6" x 10'4" (3.21 x 3.17)**

**Office 8'11" x 7'3" (2.73 x 2.21)**

**Bathroom 6'3" x 8'4" (1.93 x 2.56)**

**Landing 3'2" x 7'8" (0.99 x 2.36)**

**General Remarks & Stipulations**

Tenure and Possession: The Property is Freehold.

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 mains gas 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.

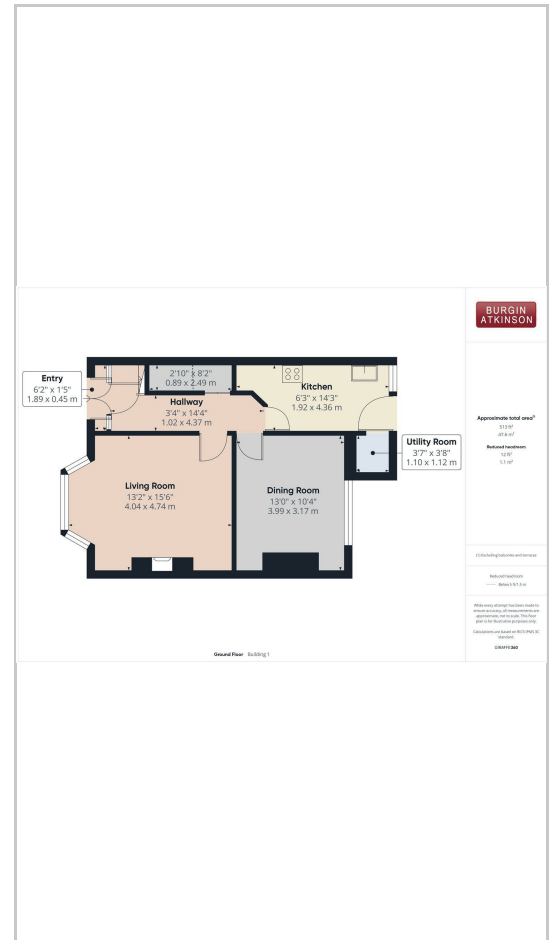
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

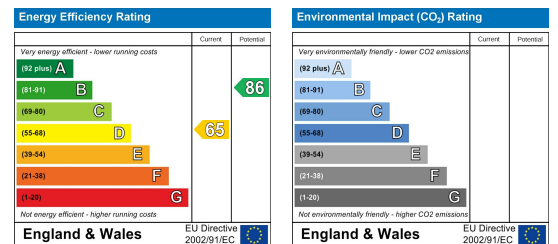
**Area Map**



**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.