

# BURGIN ATKINSON

& C O M P A N Y



## 27 The Croft

, Retford, DN22 6RQ

**Asking Price £140,000**



2 BEDROOM SEMI DETACHED HOME - NO ONWARD CHAIN - PERFECT FIRST TIME BUY OR INVESTMENT - IDEAL CUL-DE-SAC LOCATION - AMPLE OFF STREET PARKING - FRONT AND REAR GARDENS - WELL PRESENTED - EPC D



## Description

This well presented, two bedroom, semi detached property is situated on The Croft, Retford. Retford Town boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. 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 Motorway is also just a 10 minutes drive away. The property is also within close proximity to primary schools and secondary schools.

Internally, this property offers a small entrance hall which leads into the living room area which is light and airy. The next room along is the kitchen, providing tiled flooring and a side door which provides access to the rear garden. To the first floor, you will find the main double bedroom and a second smaller bedroom. Also to the first floor is the main three piece suite family bathroom, featuring a bath with overhead shower, a toilet and hand wash basin.

Externally, this property boasts ample off street parking for at least four vehicles. To the front of the property, there is a large patch of grass and a long driveway that leads down the side of the property to the rear garden. The rear garden is spacious and mostly laid to lawn.

To view this property, give us a call on 01777 712611.

**Living Room 14'11" x 12'3" (4.55 x 3.74)**

**Kitchen 8'1" x 12'2" (2.48 x 3.72)**

**Bedroom One 12'7" x 8'10" (3.85 x 2.71)**

**Bedroom Two 10'2" x 5'8" (3.12 x 1.74)**

**Bathroom 5'6" x 6'1" (1.68 x 1.86)**

## 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 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.

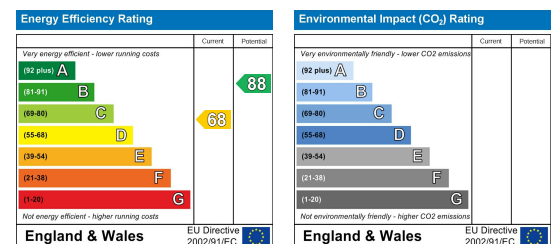
## Area Map



## 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.