BURGIN ATKINSON
& C O M P A N Y

25 Cornwall Road

, Retford, DN22 6SH

Offers Over £300,000

2 1 2 C

PRESTIGIOUS TWO BEDROOM DETACHED BUNGLOW - EXTENDED TO THE REAR - HIGHLY SOUGHT AFTER LOCATION -OPEN PLAN LIVING KITCHEN - OFF STREET PARKING + SINGLE GARAGE - SOUGHT-WEST FACING REAR GARDEN - EPC RATING: C

Description

This exquisite, two bedroom detached bungalow is located on the edge of Retford on Cornwall Road. This special location is within walking distance of Retford town centre. The charming historical market town of Retford has a wealth of amenities including boutiques, cosy cafes, restaurants, 2 theatres, a golf club, superb park with children's splash adventure playground and a market three days a week. Retford also offers a mainline railway station making it an excellent choice for commuters with direct links to London King's Cross within 85 minutes and within easy access of both the A1 and M1 motorways.

Internally, the property begins in the welcoming entrance hall which provides access to all rooms in the property. The property has been extended to the rear, creating a modern living kitchen with a snug area and patio doors leading onto the decking area. The kitchen itself is fitted with a five ring 'Lamona' electric hob with extractor hood above, an electric fan-assisted oven, and an integrated upright fridge freezer as well as cast-iron stove sitting on a ceramic hearth. The living room is spacious yet cosy, featuring a fireplace with cast-iron stove within.

The two double bedrooms are to the front aspect of the property with double glazed windows allowing an abundance of natural light through. The modern, three-piece suite bathroom houses a panel bath with overhead mains fed deluge shower, a handwash basin and w/c.

Externally, to the front of the property is a driveway to the right aspect, which leads to the attached garage and forms a pathway leading to the front entrance door. The remainder of the front is mainly gravel-chipped and enclosed behind fencing. The rear, south-west facing garden is mostly laid to lawn and features a raised decking area.

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

Kitchen Diner 7'7" x 13'5" max (2.33 x 4.10 max)

Snug Area 7'5" x 26'4" max (2.27 x 8.04 max)

Living Room 16'0" x 12'0" (4.90 x 3.67)

Bedroom One 12'0" x 11'11" (3.66 x 3.64)

Bedroom Two 11'4" x 9'11" (3.47 x 3.03)

Bathroom 6'6" x 7'7" (1.99 x 2.33)

Garage 16'0" x 9'0" (4.88 x 2.76)

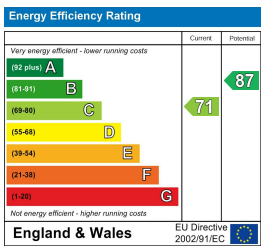
General Remarks & Stipulations

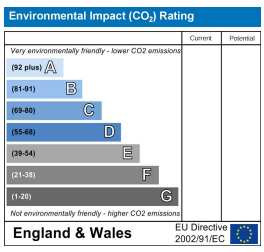
Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.
Services: Mains water, electricity and drainage are connected along with an gas fired central heating system. 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.
Parking: A driveway is provided at the property with parking for two cars.
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.

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