

# BURGIN ATKINSON

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ATKINSON

## 2 Chestnut Avenue

, Retford, DN22 7RN

**£145,000**



TWO BEDROOM SEMI DETACHED HOME - OPEN PLAN KITCHEN DINER + LIVING ROOM - AMPLE OFF STREET PARKING - PERFECT FIRST TIME PURCHASE OR INVESTMENT - WITHIN CLOSE PROXIMITY TO AMENITIES - EPC D



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## Description

This well presented semi detached home is located on Chestnut Avenue, Retford. Ordsall has many amenities just a 5 minute walk from the property including a Co-Op supermarket, pharmacy, post office and a regular bus service providing frequent links to the town centre. For those who would be commuting, Retford Train Station is also within walking distance and only a few minutes drive with quick and easy rail links to London, Lincoln, Doncaster and Sheffield. The A1 is also just a 5 minute drive away from the home.

Internally, this property provides a spacious yet cosy living room that features a coal effect, electric fire. The next room along is the open plan kitchen diner which offers access into the rear garden via a UPVC door. To the first floor, you will find two double bedrooms, the main bathroom consisting of a bath with hand wash basin and a separate w/c.

Externally, to the rear is a small concrete yard with two brick-built outbuildings offering extra storage space. There is a lawned garden to the front and side of the property and a tarmac driveway providing ample parking access.

To book a viewing call us on 01777 712611

**Living Room 15'8" x 10'4" (4.79 x 3.17)**

**Kitchen Diner 15'9" x 8'5" (4.81 x 2.59)**

**Utility Room 7'11" x 2'11" (2.42 x 0.90)**

**Bedroom One 15'10" x 10'8" (4.84 x 3.26)**

**Bedroom Two 8'0" x 8'11" (2.45 x 2.72)**

**Bathroom 4'9" x 5'7" (1.46 x 1.71)**

**W/C 2'6" x 5'8" (0.77 x 1.75)**

## General Remarks & Stipulations

**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.

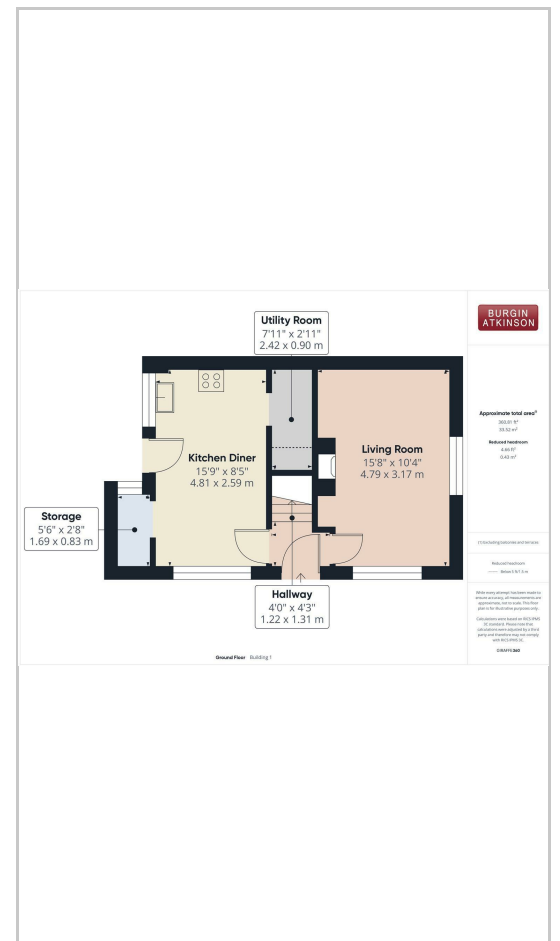
**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**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.

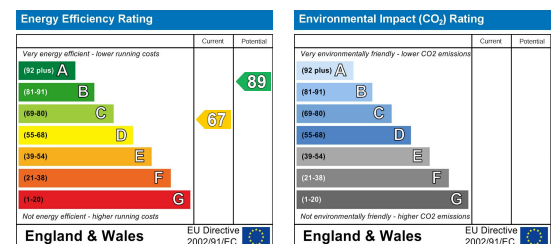
## Area Map



## 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.