

# BURGIN ATKINSON

& C O M P A N Y



## 3 New Inn Walk

, Retford, DN22 7AH

**Offers Over £150,000**



3 BEDROOM MID TERRACED HOUSE - WELL PRESENTED - SPACIOUS LOUNGE DINER - GROUND FLOOR W/C - FRONT AND REAR GARDENS - ON STREET PARKING - IDEAL LOCATION - EPC: TBC



## Description

This well presented property is positioned on New Inn Walk, 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, the property begins in the welcoming entrance hall which offers access into the spacious lounge diner which is of a dual aspect with windows to the front and rear allowing an abundance of natural light through. The kitchen is fitted with grey laminate flooring and base wall units with a UPVC door into the rear garden. To the ground floor, is also a w/c and hand wash basin. To the first floor, you will find two double bedrooms and a third smaller bedroom. The main shower room hosts a walk in shower cubicle with rainfall shower, a hand wash basin set into a vanity unit and a w/c.

Externally, the rear garden is mostly laid to lawn with a brick built outbuilding a gate offering access to on street parking. To the front, the garden is also mostly laid to lawn with a pathway leading to the front entrance door.

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

**Living Room 21'6" x 11'4" (6.56 x 3.47)**

**Kitchen 9'10" x 9'11" (3.02 x 3.03)**

**W/C 4'1" x 4'7" (1.25 x 1.42)**

**Bedroom One 10'6" x 11'4" (3.22 x 3.47)**

**Bedroom Two 10'9" x 11'5" (3.28 x 3.48)**

**Bedroom Three 7'8" x 9'11" (2.35 x 3.03)**

**Bathroom 5'2" x 9'11" (1.58 x 3.03)**

**Outbuilding 6'2" x 4'0" (1.89 x 1.24)**

## 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.

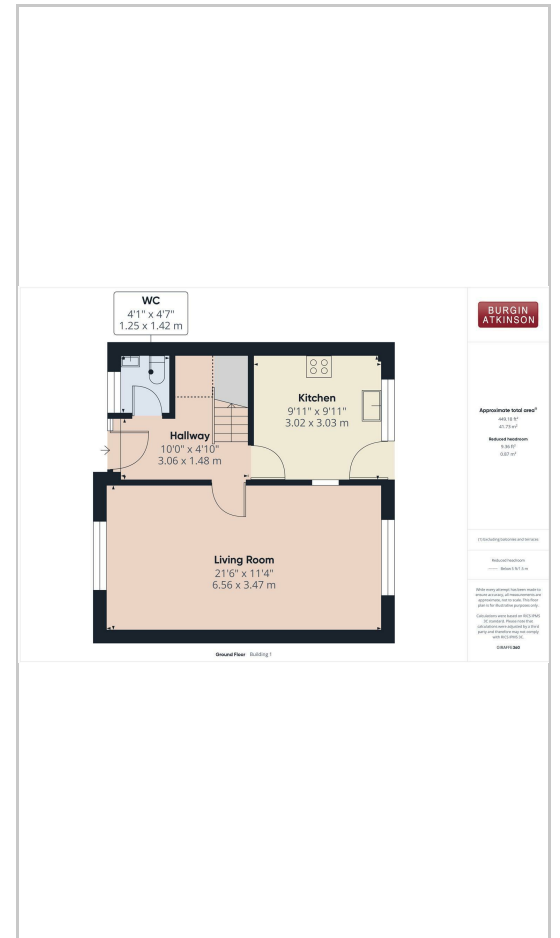
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

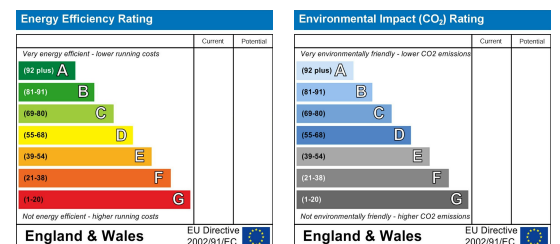
## Area Map



## 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.