

# BURGIN ATKINSON

& C O M P A N Y



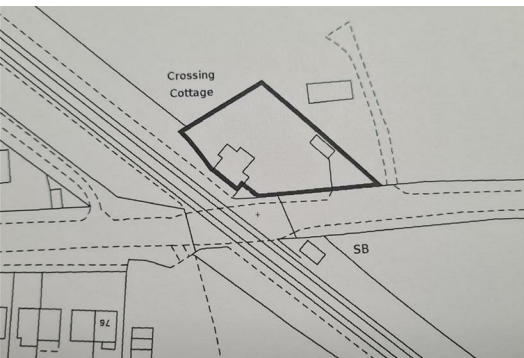
## Crossing Cottage Grove Road

, Retford, DN22 0RW

**£150,000**



3 BED DETACHED HOUSE ON A LARGE PLOT - IN NEED OF FULL MODERNISATION - 3 RECEPTION ROOMS - SEPERATE UTILITY ROOM - IDEAL LOCATION - CLOSE TO AMENITIES - DETACHED SINGLE GARAGE - OFF STREET PARKING - EPC D



## Description

This three bedroom detached house is located on Grove Road, Retford. The property is ideally located for Bracken Lane primary school as well as bus services to Tuxford Academy. Retford town centre is just a 5 minutes drive, along with the train station which provides quick and easy access to London Kings Cross and many other major cities across the UK. Grove Road remains a popular, quiet residential location in Retford, lying on the South side of town creates ideal access to 'good' rated by Ofsted schools, supermarkets and other amenities.

Internally, the accommodation briefly comprises of; a living room, kitchen, dining room, utility room and conservatory. To the first floor, you will find three bedrooms and a main family bathroom. The property as a whole is in need of full modernisation throughout.

Externally, this property offers a very large plot which is very overgrown. There is a large front driveway and a detached garage. The rear garden backs onto fields and it is overall a really sizeable plot.

To book a viewing call 01777 712611.

**Living Room 20'9" x 11'2" (6.35 x 3.41)**

**Kitchen 11'8" x 8'2" (3.57 x 2.49)**

**Utility Room 13'0" x 4'11" (3.98 x 1.50)**

**Dining Room 11'7" x 12'1" (3.54 x 3.70)**

**Conservatory 13'1" x 10'0" (3.99 x 3.07)**

**Bedroom One 13'8" x 11'2" (4.19 x 3.42)**

**Bedroom Two 11'8" x 12'2" (3.57 x 3.73)**

**Bedroom Three 11'7" x 8'0" (3.54 x 2.46)**

**Bathroom 9'8" x 7'6" (2.96 x 2.31)**

## General Remarks & Stipulations

**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 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.

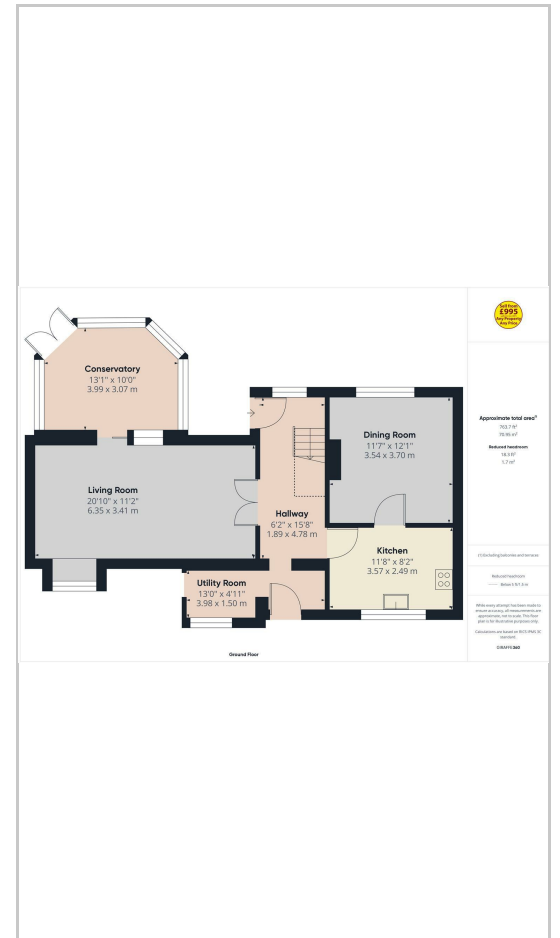
**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**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.

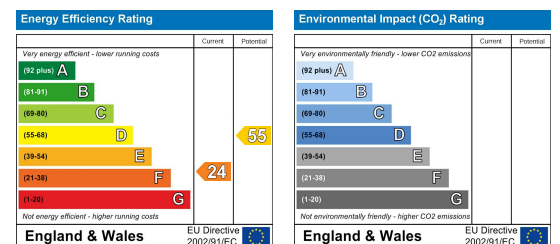
## Area Map



## 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.