

# BURGIN ATKINSON

& C O M P A N Y

Sell from  
**£995**  
upfront (inc VAT)  
**Any Property**  
**Any Price**



## West Orchard Cricket Field Lane

, Retford, DN22 7LA

**Offers Over £325,000**



NO UPWARD CHAIN - DETACHED BUNGALOW - THREE BEDROOMS- TWO RECEPTION ROOMS AND A SUNROOM - IN NEED OF SOME UPDATING - SOUGHT AFTER LOCATION - CLOSE TO SHOPS, AMENITIES AND A SELECTION OF SCHOOLS - VIEWING ADVISED



## Description

NO UPWARD CHAIN. A well presented detached bungalow in need of some updating. The property comprises: three bedrooms (one currently used as an office), lounge, dining room and sunroom, garage, off road parking, fully enclosed garden to the rear with patio dining area..

The property is situated in a quiet sought after area of Retford, with easy reach of various shops and amenities and also several schools including The Elizabethan Academy. Access to London Kings Cross via Network Rail in Retford.

Viewing advised.

**Entrance Hall 17'1" x 3'7" (5.21m" x 1.09m")**

**Lounge 18' x 11'10" (5.49m x 3.61m")**

**Kitchen 12'11" x 10'10" (3.94m" x 3.30m")**

**Dining Room 10'11" x 10'10" (3.33m" x 3.30m")**

**Master Bedroom 13'9" x 9' (4.19m" x 2.74m)**

**Bedroom Two 11'9" x 8'10" (3.58m" x 2.69m")**

**Bedroom Three 9'9" x 8'9" (2.97m" x 2.67m")**

**Bathroom 8'10" x 7'9" (2.69m" x 2.36m")**

**Sunroom 26'4" x 6'11" (8.03m" x 2.11m")**

**Cloakroom 8'9" x 5'10" (2.67m" x 1.78m")**

**Garage 16'9" x 8'11" (5.11m" x 2.72m")**

## Car Port & Storage Area

## 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 D.

Services: Mains water, electricity and drainage are connected along with a mains gas 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.

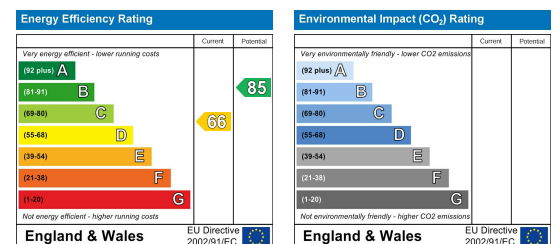
## Area Map



## 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.