

BURGIN ATKINSON

& C O M P A N Y



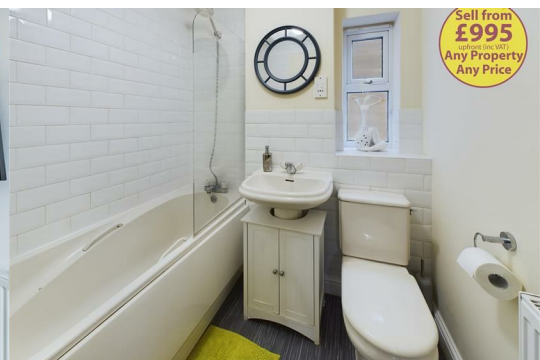
14 St Andrews Way

, Retford, DN22 7WU

£260,000



RECENTLY REDUCED BY £10,000 3 DOUBLE BEDROOM DETACHED PROPERTY - MASTER BEDROOM WITH EN-SUITE - FAMILY BATHROOM - DOWNSTAIRS W/C - UTILITY ROOM - STYLISH AND MODERN INTERIOR - LOUNGE AND DINING ROOM AREA - SUN ROOM - OUTSIDE DECKING AREA - FRONT AND REAR GARDENS - OFF STREET PARKING FOR TWO VEHICLES - SCENIC VIEWS



Description

This modernised 3 bedroom detached property is situated in Ordsall just to the edge of Retford Town. Ordsall has many amenities within close proximity of 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.

Externally, the property offers a lawned front garden with parking spaces for two cars and to the rear is a good size, well-maintained garden which is mostly lawned with a decking area.

Internally, the property benefits from a spacious and stylish feel throughout offering a large lounge and dining room area following through into a sunroom, a high spec kitchen with an integrated fridge freezer and a downstairs w/c. The utility room entails plumbing for a washing machine and a dishwasher. Additionally, the garage has been converted into an office space which is currently being utilised as a bedroom.

To the first floor you will find the master bedroom with built in wardrobes and en-suite, a second double bedroom which also has built in wardrobes, a third bedroom and a family bathroom.

Viewings are advised for this property to appreciate the space and finish of this home.

Entrance Hall 10'5" x 3'1" (3.20 x 0.95)

Kitchen 8'6" x 7'10" (2.60 x 2.39)

Utility Room 7'2" x 8'1" (2.20 x 2.47)

Downstairs w/c 2'11" x 7'6" (0.91 x 2.31)

Lounge Area 21'11" x 10'4" (6.70 x 3.17)

Dining Room 9'0" x 9'11" (2.76 x 3.03)

Sun Room 11'10" x 8'9" (3.61 x 2.68)

Office 7'11" x 7'4" (2.42 x 2.25)

Outside Decking Area 16'0" x 10'9" (4.89 x 3.30)

Master Bedroom 9'0" x 14'6" (2.75 x 4.43)

En-Suite 4'10" x 5'4" (1.49 x 1.64)

Family Bathroom 6'3" x 4'11" (1.92 x 1.50)

Bedroom Two 9'4" x 8'3" (2.87 x 2.53)

Bedroom Three 6'2" x 9'6" (1.89 x 2.90)

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.

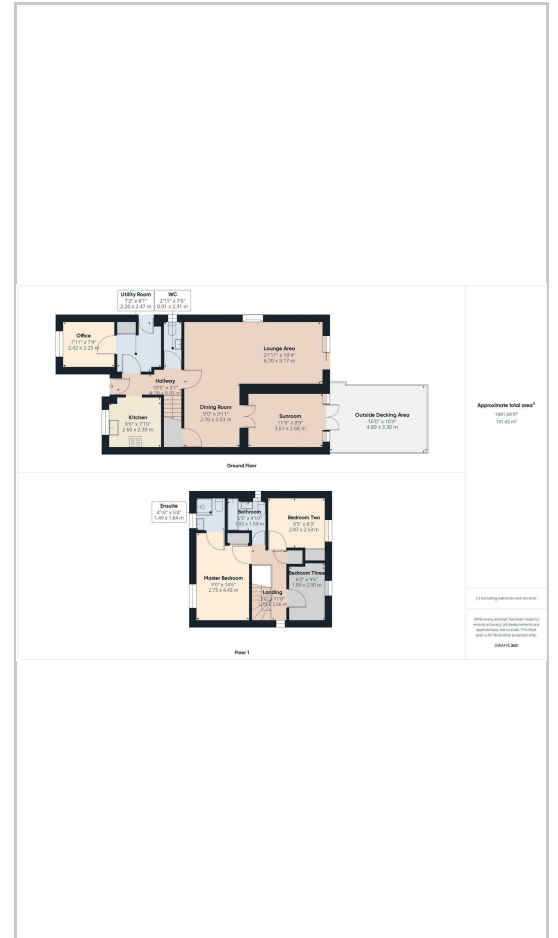
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

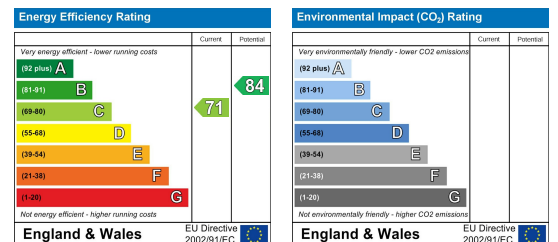
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.