

BURGIN ATKINSON

& C O M P A N Y



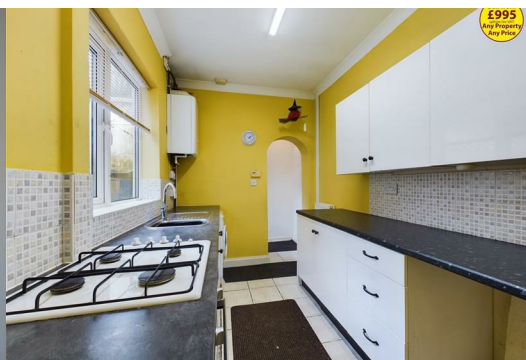
108 Moorgate

, Retford, DN22 6RS

Asking Price £115,000



NO CHAIN - TWO DOUBLE BEDROOM PROPERTY - MID TERRACE - TWO RECEPTION ROOMS - WALKING DISTANCE TO TOWN CENTER - GAS FIRED CENTRAL HEATING - UPVC DOUBLE CLAZING - PERFECT FIRST TIME BUY/INVESTMENT - VIEWINGS ADVISED - EPC RATING - D - COUNCIL TAX BAND 'A'



Description

This two double bedroom, mid terrace property located on Moorgate is just a few minutes walk from Retford Town Centre. Retford Town offers many amenities as well as quick and easy transport links to Sheffield, Leeds, London and many more major cities across the country.

The property offers two reception rooms, a downstairs w/c and kitchen as well as two good sized bedrooms and family bathroom to the first floor. This property is well maintained and would be an ideal first time buy or investment to grow your portfolio.

Externally, the property offers a rear yard which is accessed by the central ginnel or the rear door to the kitchen and is laid mainly to concrete slabs. To the front, there is a brick boundary wall with decorative wrought iron railings: a gate leads onto a brick pathway leading to the front entrance door.

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

Reception Room 11'6" x 12'0" (3.52 x 3.66)

Living Room 11'9" x 12'2" (3.59 x 3.71)

Kitchen 11'1" x 6'9" (3.40 x 2.08)

W/C 2'8" x 5'4" (0.82 x 1.63)

Master Bedroom 8'3" x 16'0" (2.52 x 4.89)

Bedroom Two 11'8" x 12'1" (3.56 x 3.69)

Bathroom 11'1" x 6'11" (3.40 x 2.11)

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 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.

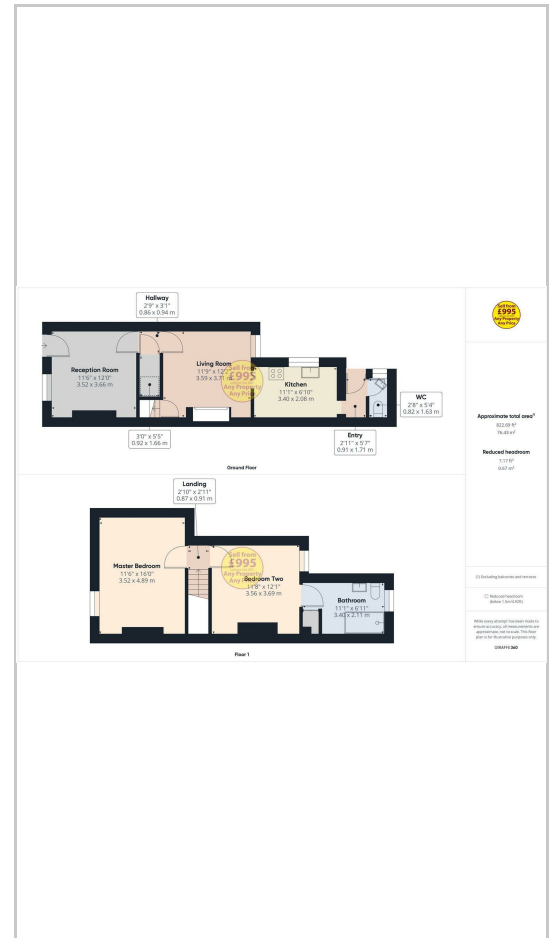
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

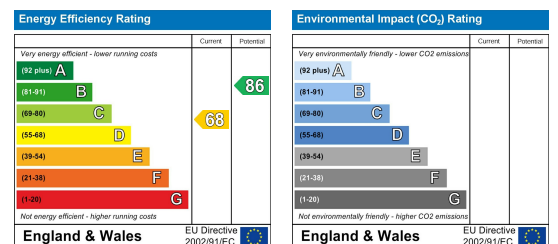
Area Map



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.