

# BURGIN ATKINSON

& C O M P A N Y



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

## 2 Holly Court

, Retford, DN22 6BG

**£350,000**



FOUR BEDROOM DETACHED FAMILY HOME - THREE RECEPTION ROOMS- THREE BATHROOMS - MODERN KITCHEN DINER - WELL PRESENTED - OFF STREET PARKING AND GARAGE - WELL MAINTAINED FRONT AND REAR GARDENS - HIGHLY SOUGHT AFTER LOCATION



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## Description

This very well presented 4 bedroom detached property is located in a sought after location, Holly Court. The property is ideally located lying on the South side of Retford town creates ideal access to highly rated by Ofsted schools, supermarkets and amenities. Retford town centre is just a 5 minute walk away, along with the train station which provides quick and easy access to London Kings Cross and many other major cities across the UK.

The accommodation comprises to the ground floor of Entrance Porch, Hallway, Living Room, Modern Kitchen Diner, Utility Room, Additional Reception Room and Downstairs Shower Room. Whilst to the first floor there is a Master Bedroom with En-Suite, Two Double Bedrooms, a Single Bedroom and Main Family Bathroom. Overall the layout is perfect for entertaining and the downstairs area is sociable and spacious.

Externally, the property benefits from a well maintained enclosed rear garden with a Patio area and artificial grass to the rear, with Off Road Parking and Garage to the front providing parking access for at least two cars. Viewings are a must for this property to experience the comfort of space and functionalities that this property has to offer.

**Living Room 10'11" x 10'5" (3.35 x 3.20)**

**Kitchen Diner 11'5" x 17'4" (3.49 x 5.30)**

**Reception Room 9'3" x 15'6" (2.82 x 4.73)**

**Downstairs w/c and shower room 5'0" x 4'11" (1.53 x 1.51)**

**Master Bedroom 18'6" x 8'2" (5.65 x 2.51)**

**En-Suite 3'9" x 8'2" (1.16 x 2.50 )**

**Bedroom Two 11'4" x 9'1" (3.46 x 2.78)**

**Bedroom Three 11'1" x 9'1" (3.38 x 2.78)**

**Bedroom Four 7'10" x 7'10" (2.41 x 2.39)**

**Family bathroom 5'5" x 7'9" (1.66 x 2.37)**

**Garage 17'10" x 8'5" (5.44 x 2.59)**

## 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.

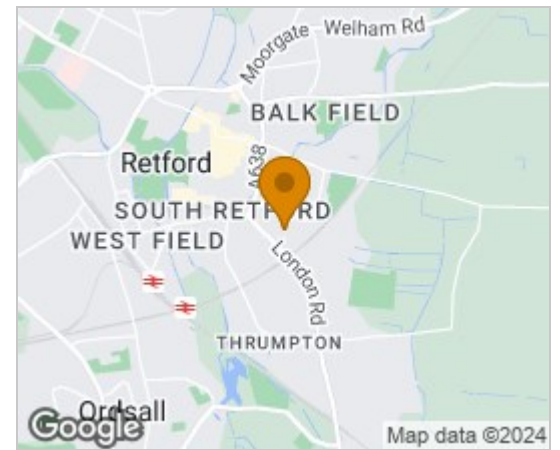
Services: Mains water, electricity and drainage are connected along with an gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

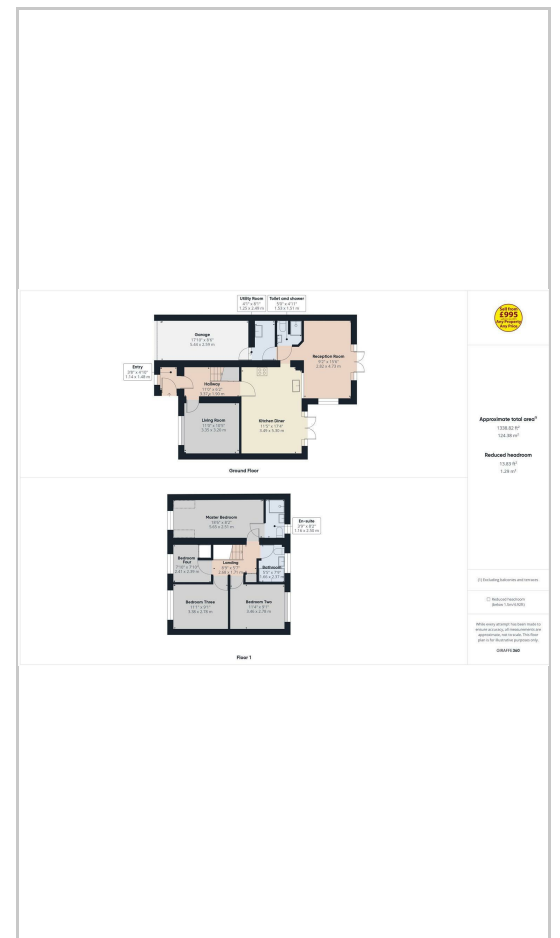
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

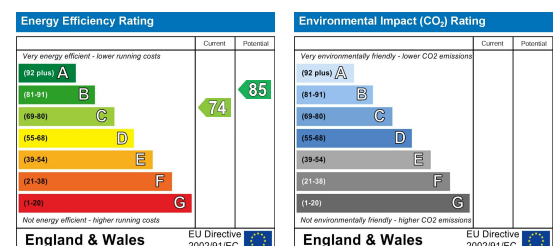
## Area Map



## 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.