

# BURGIN ATKINSON

& C O M P A N Y

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



## 23 Fairway

, Retford, DN22 7SQ

**£130,000**



\*\*\* REDUCED BY £10,000\*\*\* THREE BEDROOM SEMI DETACHED HOME - CHAIN FREE - IDEAL LOACTION - QUIET CUL-DE-SAC - DECIEVINGLY SPACIOUS - FRONT AND REAR GARDENS - ON STREET PARKING - EPC C



## Description

This well proportioned three bedroom semi detached home located in the heart of Ordsall, Retford. Ordsall Primary School is just a few minutes walk from the property and the local shops, co-op and post office are only a 5 minute walk. Retford Train Station is only a 5 minute drive which provides quick and easy access to London Kings Cross and many other major cities across the UK.

To the first floor of the property, there is a good sized living room area which leads into the kitchen. The kitchen has a large window which helps really brighten this space up and is roomy enough for a table and chairs. Just off the kitchen is a store cupboard and utility room which adds practicality to the downstairs living area. To the first floor, there is a modernised, three piece suite family bathroom with over head shower in the bath. There is also two good sized double bedroom and a smaller third bedroom.

Externally, the property to the front is lawned and provides gated, side access. To the rear, the garden is lawned with a decking area to the far corner. There is road parking available.

Viewings are advised for this property to appreciate the spacious yet homely feel this property has to offer.

## Living Room

## Kitchen

## Utility Room

## Bedroom One

## Bedroom Two

## Bedroom Three

## Bathroom

## 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 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.

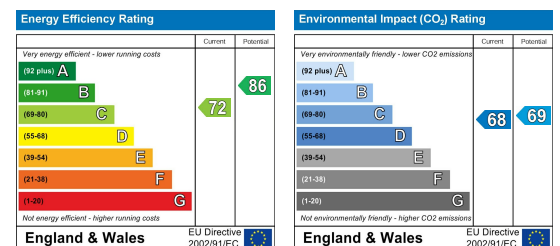
## Area Map



## 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.