

BURGIN ATKINSON

& C O M P A N Y



24 Arnold Avenue

, Retford, DN22 7JT

£170,000



3 BED SEMI DETACHED HOME - KITCHEN AND OPEN DINING SPACE - SEPERATE LIVING ROOM - CONSERVATORY - OFF STREET PARKING FOR TWO CARS - REAR GARDEN - IDEAL LOCATION - PERFECT STARTER HOME - EPC C



Description

We are delighted to offer this well presented semi detached property located on the very desirable Arnold Avenue, Retford. The property is ideally located for Bracken Lane primary school as well as bus services to Tuxford Academy. Retford town centre is just a 5 minutes drive, along with the train station which provides quick and easy access to London Kings Cross and many other major cities across the UK. Arnold Avenue remains a popular, quiet residential location in Retford, lying on the South side of town creates ideal access to 'good' rated by Ofsted schools, supermarkets and other amenities.

The accommodation comprises of a roomy living room, fitted kitchen with open dining space, downstairs bathroom and sunroom. To the first floor, you will find two double bedrooms and a third bedroom which is currently being utilised as an office space.

Externally the property benefits from a garden to the rear which is mostly laid to lawn with a patio area and to the front of the property, there is off road parking for two vehicles.

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

Living Room 15'5" x 11'3" (4.72 x 3.43)

Dining Room 8'7" x 10'1" (2.62 x 3.09)

Bathroom 8'7" x 10'1" (2.62 x 3.09)

Kitchen 7'10" x 10'2" (2.41 x 3.10)

Sun Room 14'9" x 5'1" (4.52 x 1.56)

Bedroom One 11'0" x 11'9" (3.37 x 3.60)

Bedroom Two 11'8" x 8'8" (3.57 x 2.65)

Bedroom Three 8'6" x 7'5" (2.60 x 2.28)

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.

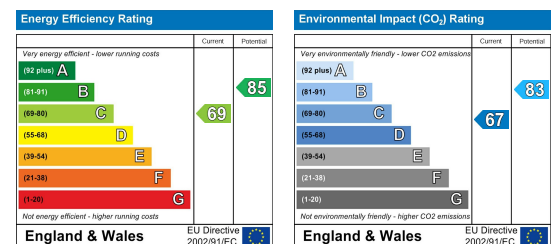
Area Map



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.