

# BURGIN ATKINSON

& C O M P A N Y



## 72 White Park Place

, Retford, DN22 7ZB

**£140,000**



2 BEDROOM SEMI DETACHED HOME - PERFECT FIRST TIME BUY OR INVESTMENT - MODERN AND ENERGY EFFICIENT PROPERTY - IDEAL LOCATION - REAR GARDEN - 2 PARKING SPACES- FREEHOLD



## Description

This two bedroom, semi detached home which is in need of some modernisation is located in Ordsall, Retford. Ordsall is a well sought after and well served location providing an excellent catchment area for schools nearby and is within a short distance to Retford Town Centre. There is a co-op and spar convenience store/post office just a few minutes drive from the property along with a pharmacy, hair salon, fish and chip shop and a pub. Retford Town itself offers a wealth of amenities including supermarkets, shops, restaurants, bars and a local market. Retford Train Station is just under a 5 minute drive providing quick and easy access links to London Kings Cross along with other major cities across the UK.

Internally, the home offers a living room area with patio doors leading out into the rear garden, a kitchen and a w/c to the ground floor. To the first floor, you will find two bedrooms and a main three piece suite family bathroom.

Externally, the property offers an allocated parking space to the front and to the rear, the garden is mostly laid to lawn with a patio area.

Call us today to book a viewing on 01777 712611.

**Living Room 14'7" x 12'1" (4.45 x 3.69)**

**Kitchen 9'10" x 6'2" (3.00 x 1.89)**

**W/C 5'7" x 2'11" (1.72 x 0.91)**

**Bedroom One 9'0" x 10'9" (2.75 x 3.29)**

**Bedroom Two 8'5" x 13'1" (2.57 x 3.99)**

**Bathroom 6'9" x 6'1" (2.08 x 1.87)**

## General Remarks & Stipulations

**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.

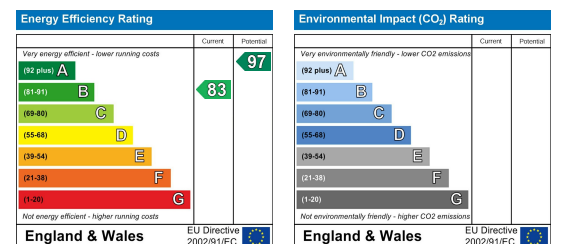
## Area Map



## 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.