

BURGIN ATKINSON

& C O M P A N Y



62 Bigsby Road

, Retford, DN22 6SB

£210,000



3 BEDROOM SEMI DETACHED HOME - OFFERED WITH NO ONWARD CHAIN - TWO RECEPTION ROOMS PLUS BOARDED OUT LOFT SPACE WITH ELECTRICS AND VELUXE WINDOW - DOWNSTAIRS W/C - MAIN FAMILY BATHROOM - ENCLOSED REAR GARDEN - OFF STREET PARKING FOR TWO CARS - WELL PRESENTED FAMILY HOME - EPC D



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Description

This delightful three bedroom semi-detached home is situated just on the outskirts of Retford Town. Retford boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Within close proximity to this property is Car Hill Primary School and a highly rated restaurant and pub, The Hop Pole of Retford. Retford Rail Station is positioned on the East Coast mainline and provides links to London in just one hour twenty five minutes as well as many other UK cities and towns.

Internally, this well presented home offers a spacious yet cosy living room area with a log burner and open fire place. To the ground floor is also an open plan kitchen dining area which is slightly partitioned, the kitchen has been updated over the years and this downstairs floorplan creates an ideal space for entertaining. Additionally, there is a downstairs w/c.

To the first floor, you will find the master bedroom, a second double bedroom and a third room which is currently being utilised as an office space. The main family bathroom is modernised and features a bath and overhead electric shower, handwash basin and w/c. The loft space is also accessible by a drop down ladder which is a usable space and has been boarded out featuring a velux window and electrics.

Externally, the property offers a front driveway allowing parking for two vehicles and a gated side entrance to the rear garden. The rear garden is mostly laid to lawn featuring a patio area and two garden sheds to the back of the garden.

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

Kitchen 10'4" x 12'9" (3.15 x 3.91)

Dining Room 10'0" x 10'5" (3.06 x 3.18)

Living Room 14'9" x 12'8" (4.51 x 3.88)

Downstairs W/C 2'7" x 5'4" (0.79 x 1.65)

Master Bedroom 13'1" x 9'10" (3.99 x 3.02)

Bedroom Two 10'3" x 9'2" (3.14 x 2.80)

Office 8'5" x 5'8" (2.59 x 1.74)

Family Bathroom 6'9" x 5'4" (2.07 x 1.63)

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.

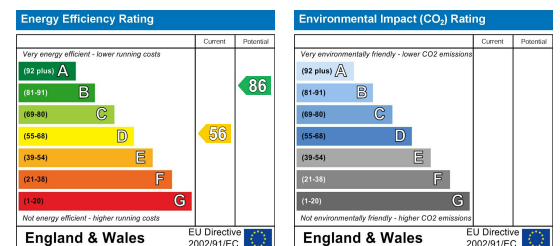
Area Map



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.