

# BURGIN ATKINSON

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## 38 Queen Street

, Retford, DN22 7DA

**£162,500**



THREE BEDROOM SEMI DETACHED HOME - TENANT IN SITU WITH A RENTAL YIELD OF 6.7% - OFF STREET PARKING TO THE REAR - TWO RECEPTION ROOMS - MODERN KITCHEN DINER - GROUND FLOOR W/C - EPC D



## Description

This well presented property is positioned on Queen Street, Retford. Retford Town boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. 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. The A1 Motorway is also just a 10 minutes drive away. The property is also within close proximity to primary schools and secondary schools.

Internally, this property begins in the entrance hallway which offers access to the living room which features a coal effect fireplace and a rectangular bay window. The next room along can be used for many different purposes as is spacious and also offers a fire place with coal effect fire within. The open plan kitchen diner is adjacent to the second reception room making this space ideal for entertaining. The kitchen is modern and fitted with a 'Lamona' four ring electric hob with an extractor hood above, 'Lamona' electric fan assisted oven and a 'Lamona' microwave combination oven. Just off the kitchen is a separate utility area with a ground floor w/c and hand wash basin.

To the first floor, you will find two double bedrooms, the main bedroom having a partial bay window to the front aspect, and a third smaller bedroom. The main, modernised bathroom is a three piece suite consisting of a panel bath with electric 'Redring' shower above, low-level flush w/c and a hand wash basin with toiletry storage below.

Externally, the rear garden is mostly laid to lawn with a patio area and a pathway leading to the timber framed workshop. The garage and parking for the property is accessed via Westhill Road. To the front of the property is a small front garden with a half height wall and a pathway leading down the side of the property.

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

**Living Room 12'8" x 12'9" (3.87 x 3.89)**

**Reception Room 11'9" x 12'9" (3.59 x 3.90)**

**Kitchen Diner 8'9" x 15'9" (2.69 x 4.82)**

**W/C 6'0" x 5'9" (1.84 x 1.76)**

**Bedroom One 13'5" x 9'9" (4.10 x 2.99)**

**Bedroom Two 11'10" x 10'0" (3.61 x 3.07)**

**Bedroom Three 10'0" x 6'3" (3.06 x 1.92)**

**Bathroom 6'0" x 7'6" (1.85 x 2.30)**

## 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.

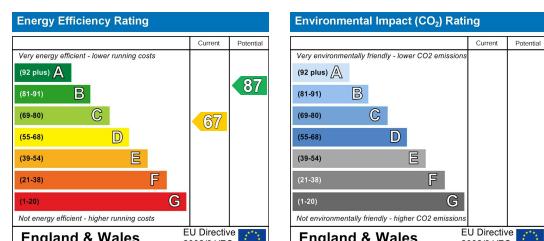
## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.