

BURGIN ATKINSON

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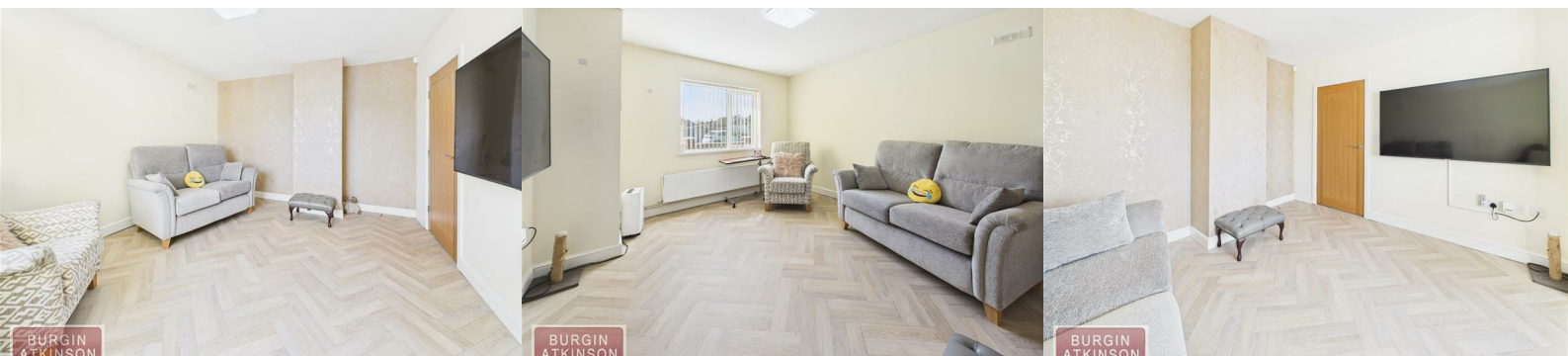
26 Cornwall Road

, Retford, DN22 6SH

£300,000



TWO DOUBLE BEDROOM DETACHED BUNGALOW - OPEN PLAN KITCHEN LIVING AREA - MAIN BATHROOM & W/C - ENCLOSED FRONT AND REAR GARDENS - DRIVEWAY LEADING TO GARAGE - HIGHLY SOUGHT AFTER LOCATION - EPC C



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Description

This well presented, two bedroom detached bungalow is located on the edge of Retford on Cornwall Road. This special location is within walking distance of Retford town centre. The charming historical market town of Retford has a wealth of amenities including boutiques, cosy cafes, restaurants, 2 theatres, a golf club, superb park with children's splash adventure playground and a market three days a week.

Retford also offers a mainline railway station making it an excellent choice for commuters with direct links to London King's Cross within 85 minutes and within easy access of both the A1 and M1 motorways.

Internally, the property begins in the welcoming entrance hall which provides access to all rooms in the property. The property has been extended to the rear, creating a modern living kitchen area. The extension creates an open plan sun room connecting the kitchen, sunroom and rear garden. The kitchen itself is fitted with neutral, modern wall and base units. An integrated upright fridge freezer, and ample space for a washer. A classic Arga style cooker and fan system is in place. The living room is spacious yet cosy and finished with laminate flooring.

The two double bedrooms are of a really good size and have double glazed windows allowing an abundance of natural light through. The main bedroom is fitted with a vanity counter and three double wardrobes. While the second bedroom offers extensive storage space with four separate fitted wardrobes. The bathroom is modern with fully tiled walls and carpeted floor. The three piece suite bathroom with basin and heated towel rack has a lovely light finish.

Externally, to the front of the property is a driveway to the right aspect, which leads to the attached garage and forms a pathway leading to the side entrance door. The remainder of the front is bricked block paving and enclosed with new brick wall. To the left of the property is a gate , with access that leads round to the rear garden, located here is the discrete gas supply access point. The rear, south-west facing garden is mostly laid to lawn and features a raised decking area.

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

Kitchen 12'0" x 11'9" (3.68 x 3.60)

Sun Room 10'8" x 11'9" (3.27 x 3.60)

Bedroom One 10'0" x 15'8" (3.05 x 4.78)

Bedroom Two 12'0" x 10'1" (3.67 x 3.08)

Living Room 14'0" x 11'11" (4.28 x 3.64)

Bathroom 8'5" x 9'1" (2.58 x 2.78)

W.C. 6'4" x 2'11" (1.94 x 0.91)

Hallway 14'2" x 2'7" (4.33 x 0.81)

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 C.

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.

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.

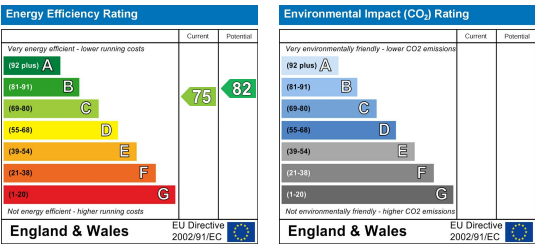
Area Map



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.