

# BURGIN ATKINSON

& C O M P A N Y



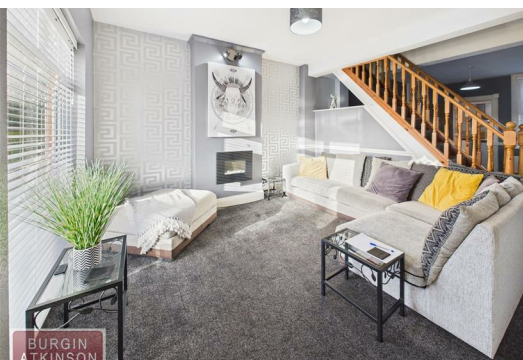
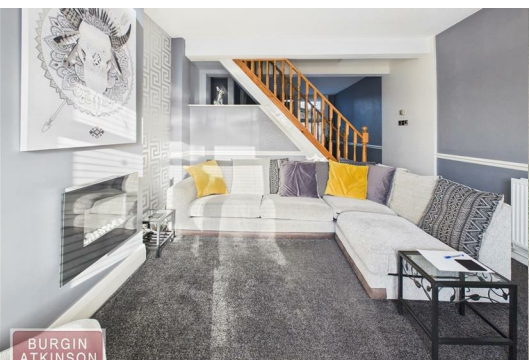
## 23 Raglan Road

, Retford, DN22 6LN

**£150,000**



WELL PRESENTED 2 BED MID TERRACED HOME - OFFERED WITH NO ONWARD CHAIN - GREAT LOCATION - IDEAL FIRST TIME PURCHASE, INVESTMENT OR FOR THOSE LOOKING TO DOWNSIZE - 2 DOUBLE BEDROOMS - 2 RECEPTION ROOMS - ON STREET PARKING AVAILABLE - EPC C





Description

This well presented two bedroom, mid-terraced home is located in the heart of Retford on Ragland 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, this property offers an open plan living/dining area which is divided by the stair case. The living room is cosy and fitted with an electric fire and full length window to the front aspect with fitted blinds. The dining area is roomy with a storage cupboard and offers access into the kitchen. The kitchen offers an integrated cooker and hob with extractor fan above and access into the communal garden.

On the first floor, bedroom one is a spacious double and includes a built-in storage cupboard. The second bedroom is also a well-sized double. The bathroom comprises a panelled bath with an overhead shower, hand wash basin, and W/C, along with an additional storage cupboard and laminate flooring.

Externally, the rear garden is communal and shared with the neighbouring properties on the row. The outbuilding is generously sized and benefits from both electricity and water. To the front, the property offers a good-sized lawn laid with artificial grass, as well as a paved parking space situated behind a gated entrance.

To book a viewing, please give us a call on 01777 712611.

Living Room 12'8" x 27'6" max (3.88 x 8.40 max )

Dining Area 12'8" x 27'6" max (3.88 x 8.40 max)

Kitchen 6'11" x 11'5" (2.12 x 3.49)

Bedroom One 12'7" x 11'11" (3.84 x 3.65 )

Bedroom Two 8'7" x 11'11" (2.62 x 3.64)

Bathroom 7'0" x 8'9" (2.14 x 2.69)

Outbuilding 10'2" x 7'2" (3.11 x 2.20)

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: On Street parking.

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.

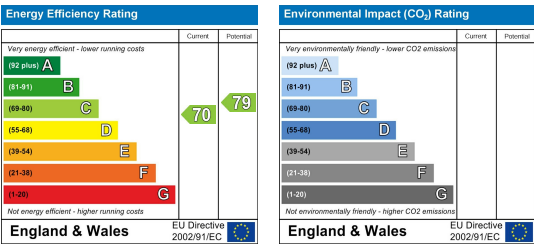
Area Map



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.