

# BURGIN ATKINSON

& C O M P A N Y



## 77 Brecks Road

, Retford, DN22 7UA

**£110,000**



2 BED MID TERRCE PROPERTY - OFFERED WITH NO ONWARD CHAIN - IDEAL FIRST TIME PURCHASE OR INVESTMENT PROPERTY - LIVING ROOM + KITCHEN DINER - FRONT PATIO AND REAR PATIO GARDEN - ON STREET PARKING - IDEAL LOCATION - EPC : TBC





Description

This two bedroom mid terrace home is situated in Ordsall, Retford. Brecks Road 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. Retford Town itself offers a wealth of amenities including supermarkets, shops, restaurants, bars and a local market. Retford Train Station is on the doorstep, providing quick and easy access links to London Kings Cross along with other major cities across the UK.

Internally, this property offers a light and airy living room which is cosy and features a gas fire. The kitchen diner is spacious, fitted with units and worktops and has a UPVC door leading into the rear garden. To the first floor, you will find a spacious double bedroom with a storage cupboard and a second smaller bedroom. The main family bathroom hosts a bath with over head shower, a hand wash basin and w/c.

Externally, the rear garden is block paved and features a patio area and a gate to the rear for access. To the front of the property is a small stoned garden and path leading to the front entrance. On street parking is available.

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

Living Room 11'11" x 11'11" (3.64m x 3.64m)

Kitchen Diner 11'7" x 12'9" (3.55m x 3.89m)

Bedroom One 11'11" x 11'11" (3.65m x 3.64m)

Bedroom Two 7'6" x 9'2" (2.31m x 2.80m)

Bathroom 4'0" x 12'10" (1.23m x 3.93m)

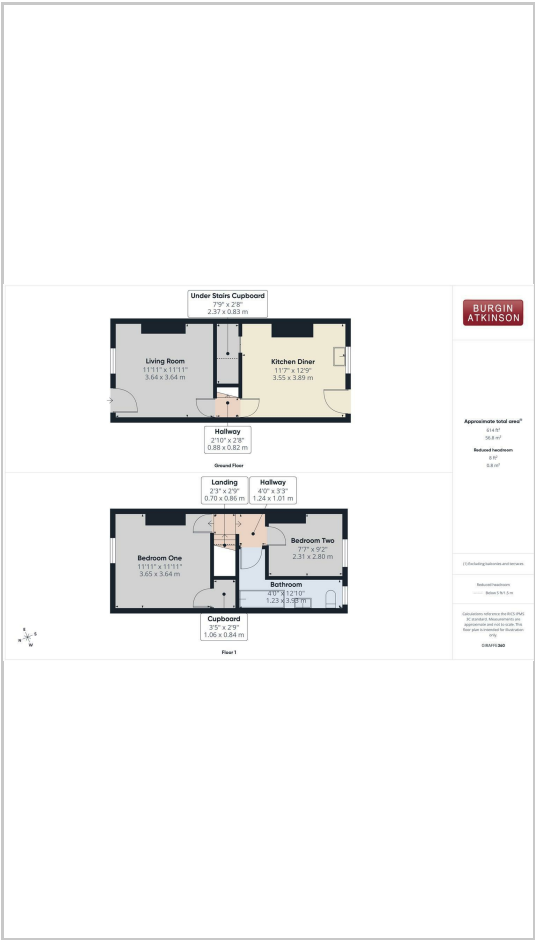
General Remarks & Stipulations

Tenure and Possession: The Property is Freehold.  
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 mains gas 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.

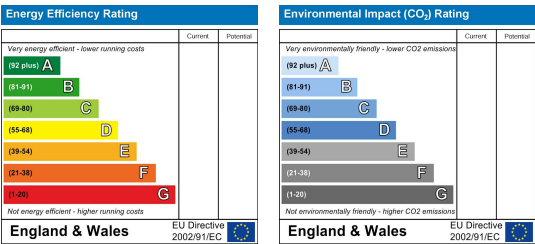
Area Map



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.