

# BURGIN ATKINSON

& C O M P A N Y



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## 40 Nelson Street

, Retford, DN22 6LP

**£140,000**



2 BED END TERRACED PROPERTY - 2 RECEPTION ROOMS + OFFICE SPACE - WELL PRESETNED THROUGHOUT - MODERN MAIN BATHROOM - LANDSCAPED REAR GARDEN - OFF STREET PARKING FOR 1 CAR - COUNCIL TAX BAND : A - EPC RATING : D



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**Description**

This spacious two bedroom end terrace property is situated on Nelson 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 a 10 minute walk away 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 and secondary schools.

Internally, the property boasts a cosy living room featuring an exposed brick fireplace. The spacious dining room is fitted with parquet flooring and a wood fire surround, and also benefits from a useful under-stairs workspace. The kitchen includes an integrated cooker and hob and leads through to an additional versatile reception room.

Upstairs, the first floor offers two well-proportioned double bedrooms, with the main bedroom providing direct access to the bathroom and overlooks the canal. The modern family bathroom has been updated to include a walk-in rainfall shower, hand basin, and WC.

Externally, the rear garden is attractively landscaped, featuring two patio areas and flower borders, with the remainder laid to lawn and space for a shed. To the front, there is a driveway providing off-road parking for one vehicle.

**Additional Notes :**

- Property has been partially re-wired
- New radiators throughout
- Loft space is insulated and boarded

**Living Room 11'3" x 11'6" (3.45 x 3.51)**

**Dining Room 11'5" x 12'1" (3.48 x 3.70)**

**Kitchen 5'10" x 10'7" (1.78 x 3.23)**

**Office/Study 5'6" x 13'10" (1.69 x 4.22)**

**Bedroom One 11'7" x 12'1" (3.54 x 3.69)**

**Bedroom Two 11'7" x 11'8" (3.54 x 3.56)**

**Bathroom 6'2" x 10'8" (1.88 x 3.26)**

**General Remarks & Stipulations**

**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:** Off Street parking for 1 car.

**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.

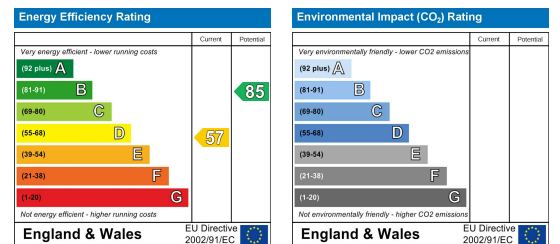
**Area Map**



**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.