BURGIN ATKINSON
& C O M P A N Y



19 Retford Road

Woodbeck, Retford, DN22 0JL

Offers In The Region Of £140,000

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A spacious three-bedroom semi-detached home situated in the village of Woodbeck, offering a dual-aspect lounge/diner, functional kitchen and family bathroom. Externally, the property benefits from generous front and rear gardens, a brick-built outbuilding and rear parking with potential for additional spaces.







Description

This spacious three-bedroom semi-detached home is situated on Retford Road in the village of Woodbeck, offering well-proportioned accommodation both internally and externally.

Upon entering, the hallway provides access to a generous dual-aspect lounge/diner, creating a bright and welcoming living space. The functional kitchen enjoys views and access to the rear garden. There is also a useful storage cupboard located off the hallway.

To the first floor, the landing leads to two well-sized double bedrooms and a third single bedroom. The family bathroom comprises a panelled bath with an overhead electric shower, wash hand basin and WC.

Externally, the property benefits from a spacious rear garden, predominantly laid to lawn, with an additional paved patio area and a useful brick-built outbuilding. Vehicular access and parking are available to the rear of the plot, with potential to create further parking spaces. To the front, the property enjoys an additional lawned garden.

Living Room 13'5" x 21'2" (4.10 x 6.47)

Kitchen 11'1" x 7'8" (3.38 x 2.34)

Storage Room 6'0" x 2'9" (1.83 x 0.84)

Bedroom One 11'1" x 10'7" (3.38 x 3.25)

Bedroom Two 9'8" x 10'4" (2.95 x 3.17)

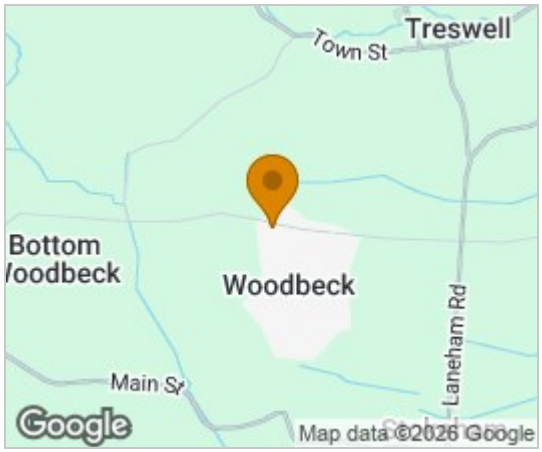
Bedroom Three 8'9" x 7'5" (2.67 x 2.27)

Bathroom 8'5" x 3'4" (2.59 x 1.03)

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.
Parking: Off Street parking is available.
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.

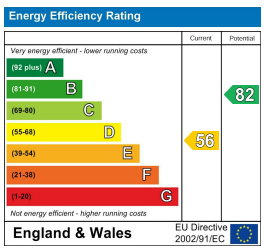
Area Map

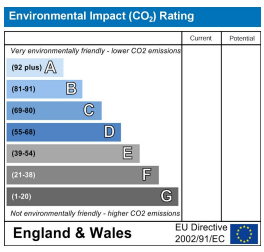


Floor Plans



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.

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