

# BURGIN ATKINSON

& C O M P A N Y



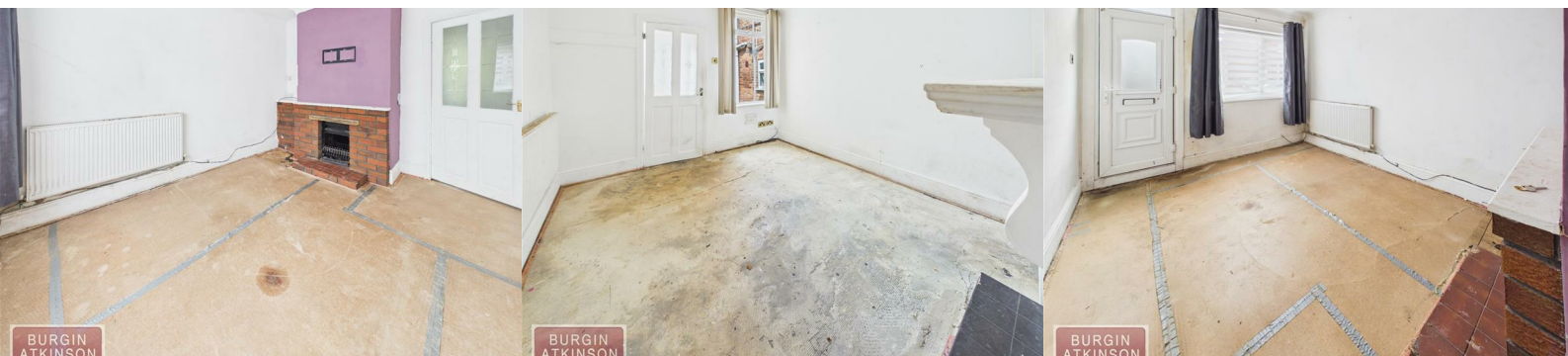
## 16 Nelson Street

, Retford, DN22 6LP

**£110,000**



2 BED MID TERRACE PROPERTY - NO ONWARD CHAIN - IN NEED OF RENOVATION - 2 RECEPTION ROOMS - REAR YARD - ON STREET PARKING - IDEAL INVESTMENT PROPERTY - COUNCIL TAX BAND : A - EPC RATING : E



## Description

This property is located 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.

The property briefly comprises of two reception rooms to the ground floor and a kitchen which gives access to the rear yard. The first floor offers two double bedrooms and the main bathroom which hosts a bath with overhead shower, hand wash basin and w/c.

Externally, there is a rear yard and parking is accessible on the street.

To book a viewing, please give us a call now.

**Living Room 10'2" x 12'6" (3.10 x 3.82)**

**Dining Area 10'0" x 13'3" (3.05 x 4.06)**

**Kitchen 5'4" x 11'2" (1.65 x 3.41)**

**Bedroom One 10'2" x 12'4" (3.10 x 3.78)**

**Bedroom Two 6'11" x 12'1" (2.12 x 3.69)**

**Bathroom 5'7" x 11'2" (1.72 x 3.41)**

## 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 a 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.

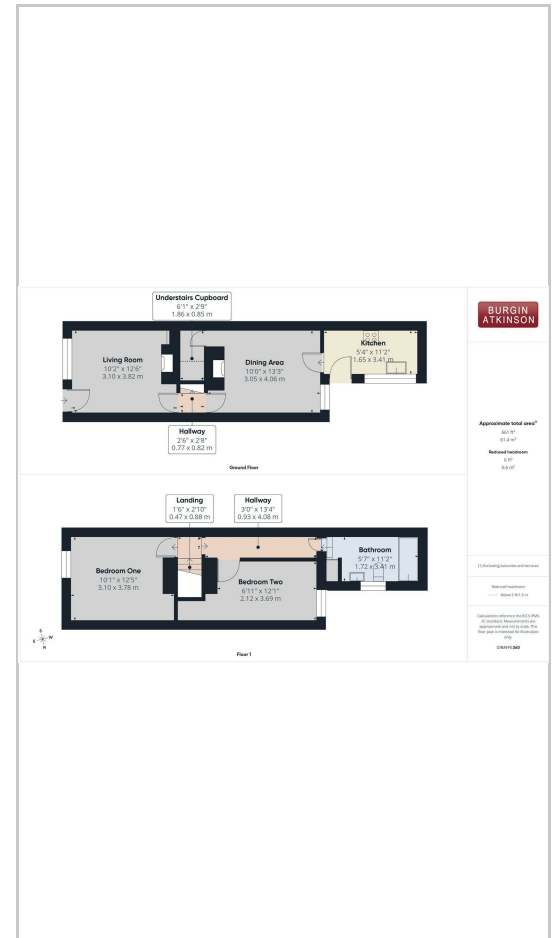
**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**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.

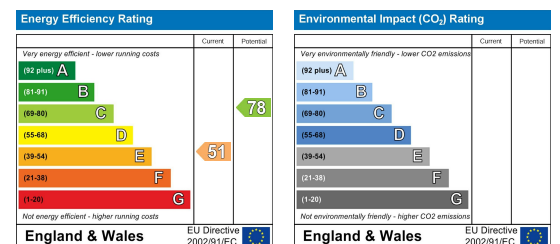
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.