BURGIN ATKINSON
& C O M P A N Y

24 Cross Street

, Retford, DN22 7EW

£110,000

2 1 2

A well-presented two-bedroom property offering spacious accommodation, two reception rooms, a kitchen with pantry and a sizeable garden with outbuilding. Ideally suited as an investment property, the home also benefits from on-street parking and is offered for sale with no onward chain.

Description

Internally, this property offers two spacious reception rooms and a kitchen with a pantry cupboard and a door leading out into the rear yard.

To the first floor, you will find two spacious double bedrooms and the main bathroom off bedroom one.

Externally, there is a rear yard with an outbuilding and a sizeable away garden which is predominately laid to lawn. On Street parking is also available.

Location

Retford is home to the award-winning Kings' Park, a beautiful green space through which both the Chesterfield Canal and the River Idle flow. The park features attractive walking routes, a children's play area, and an adventure playground, making it a popular destination for families and outdoor enthusiasts alike. The area is further complemented by highly regarded primary and secondary schools.

For commuters, Retford is exceptionally well connected. The town's railway station offers direct services to London in approximately 1 hour 25 minutes, while the A1 is just 4.5 miles away, providing convenient road links north and south. Both Humberside Airport and East Midlands Airport can also be reached in around an hour by car, making travel further afield straightforward.

Living Room 11'10" x 12'0" (3.63 x 3.67)

Dining Room 11'11" x 11'10" (3.64 x 3.61)

Kitchen 6'7" x 10'1" (2.02 x 3.09)

Bedroom One 12'1" x 11'10" (3.70 x 3.62)

Bedroom Two 11'11" x 12'0" (3.64 x 3.68)

Bathroom 6'8" x 10'2" (2.04 x 3.10)

Outbuildings

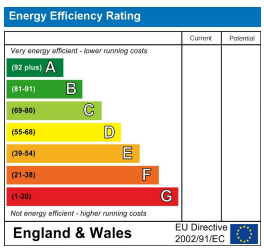
General Remarks & Stipulations

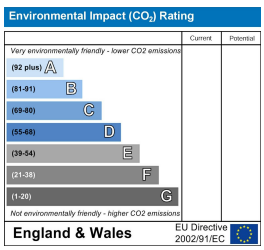
Council Tax: We are advised by Newark & Sherwood Council that this property is in Band A.
Services: Mains water, electricity and drainage are connected along with a mains gas central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise 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.

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