

# BURGIN ATKINSON

& C O M P A N Y



## 21 Strawberry Road

, Retford, DN22 7EL

**Offers Around £130,000**



SPACIOUS 2 BED MID TERRACE PROPERTY - OFFERED WITH TENANT IN SITU - RENTAL YIELD OF 6.42% - VERY WELL PRESTNED THROUGHOUT - IDEAL INVESMENT PROPERTY - SEPERATE DINING ROOM - WITHIN CLOSE PROXIMITY TO AMENITIES - EPC RATING D - ON STREET PARKING - COUNCIL TAX BAND : A



**Description**

This spacious two bedroom mid terrace property is situated on Strawberry Road, 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, this well presented home briefly comprises of; a living room, a dining room with under stairs cupboard, leading to the galley kitchen. The kitchen is equipped with a cooker and extraction fan above. Towards the end of the kitchen is a utility situated at the back of the property providing ample storage space.

To the first floor, the property offers two double bedrooms with fantastic high ceilings creating light spacious bedrooms. The main bathroom is positioned at the end of the corridor, hosting a dual bath and shower with a modern finish.

Externally, to the rear of the property is a small courtyard with bin space, which is accessible via a door leading out from the kitchen.

To book a viewing, give us a call on 01777 712611.

**Living Room 11'3" x 11'9" (3.44m x 3.59m )**

**Dining Room 11'5" x 11'8" (3.48m x 3.57m)**

**Cupboard 2'9" x 5'10" (0.85m x 1.80m )**

**Kitchen 13'8" x 5'5" (4.17m x 1.67m )**

**Utility Room 6'0" x 4'11" (1.83m x 1.52m)**

**Bedroom One 11'3" x 11'9" (3.43m x 3.59m )**

**Bedroom Two 11'4" x 8'9" (3.47m x 2.68m)**

**Hallway 11'5" x 3'0" (3.50m x 0.92m )**

**Bathroom 10'0" x 5'11" (3.07m x 1.82m )**

**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.

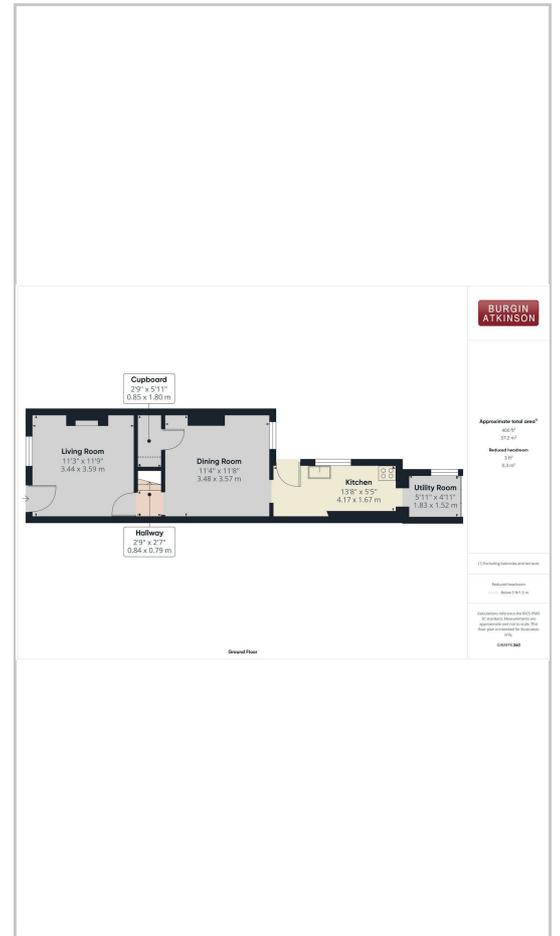
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

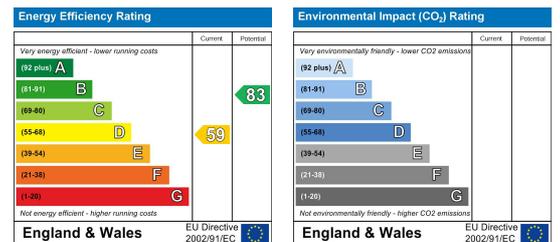
**Area Map**



**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.