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& C O M P A N Y



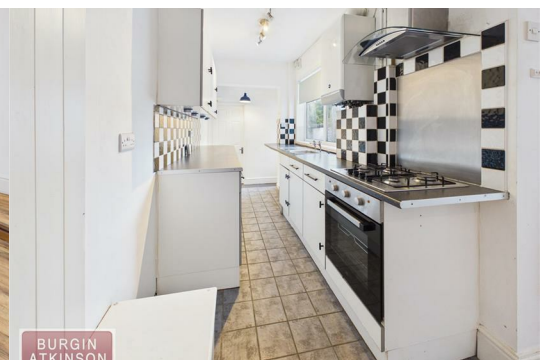
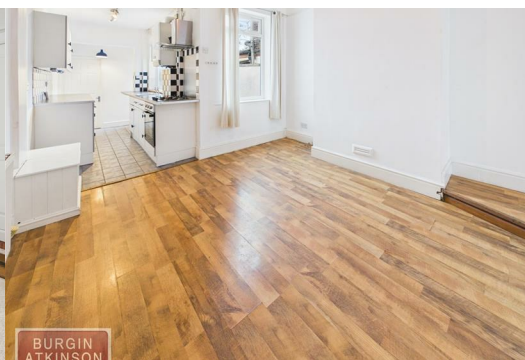
71 Caledonian Road

, Retford, DN22 7EQ

£135,000



This well-proportioned property offers two spacious reception rooms, a fitted galley-style kitchen, two double bedrooms, a third smaller bedroom, and a fully tiled family bathroom. Externally, the property benefits from a spacious rear garden with patio and lawned areas, a small front garden, and on-street parking to the front.



Description

Internally, the property offers two spacious reception rooms. The first features an open fireplace with a mantel above, while the second benefits from laminate flooring. The galley-style kitchen is fitted with an integrated gas hob with extractor hood above, an oven, and a range of complementary wall and base units. The kitchen also provides convenient access to the rear garden.

To the first floor, there are two well-proportioned double bedrooms, along with a smaller third bedroom located just off the second bedroom. The fully tiled bathroom comprises a panelled bath with an overhead electric shower, a wash hand basin, and WC.

Externally, the property benefits from a spacious rear garden, featuring a paved patio area, garden shed, and a predominantly lawned area, providing a pleasant outdoor space. To the front, there is a small enclosed garden with a waist-height border fence. On-street parking is available directly to the front of the property.

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 11'11" x 11'9" (3.64 x 3.59)

Kitchen/Living Area 6'0" x 23'1" (1.85 x 7.06)

Bathroom 5'9" x 8'11" (1.77 x 2.73)

Bedroom One 12'0" x 11'9" (3.68 x 3.60)

Bedroom Two 12'0" x 11'9" (3.66 x 3.60)

Bedroom Three 5'11" x 10'5" (1.82 x 3.20)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.
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.

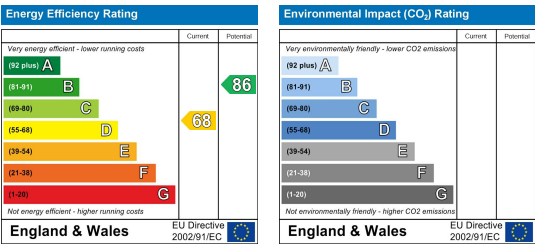
Area Map



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