

# BURGIN ATKINSON

& C O M P A N Y



## 26 Wharton Street

, Retford, DN22 7EH

**Offers In The Region Of £95,000**



2 BED MID TERRACE PROPERTY - NO ONWARD CHAIN - IN NEED OF RENOVATION - 2 DOUBLE BEDROOMS WITH EN-SUITE + MAIN BATHROOM - 2 RECEPTION ROOMS - REAR YARD WITH OUTBUILDINGS - ON STREET PARKING - COUNCIL TAX :A - EPC : D



## Description

The property enjoys frontage on to Wharton Street, a prime residential area within Retford Town Centre. Retford's full range of residential amenities are within comfortable reach. Lying on the south side of the town means the property is ideally positioned for accessing the areas excellent transport links. Lidl, Aldi and ASDA supermarkets are within walking distance, as are the popular Bracken Lane and Thrumpton Primary Schools.

Internally, this property offers two spacious reception rooms to the ground floor and a galley style kitchen which offers access into the rear yard.

To the first floor, you will find a double bedroom with an en-suite bathroom and a second spacious double bedroom which the main bathroom is accessed via.

There is on street parking and a small front garden with a pebbled area. To the rear, is a small concrete yard with a two outbuildings.

**Living Room 11'1" x 12'1" (3.40 x 3.69 )**

**Dining Room 11'3" x 10'8" (3.43 x 3.26 )**

**Kitchen 9'4" x 6'4" (2.85 x 1.94 )**

**Bedroom One 11'4" x 12'1" (3.46 x 3.70 )**

**En-Suite 6'5" x 5'6" (1.96 x 1.69)**

**Bedroom Two 11'4" x 12'2" (3.46 x 3.73 )**

**Bathroom 9'4" x 6'4" (2.85 x 1.95 )**

## 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. 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:** On 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.

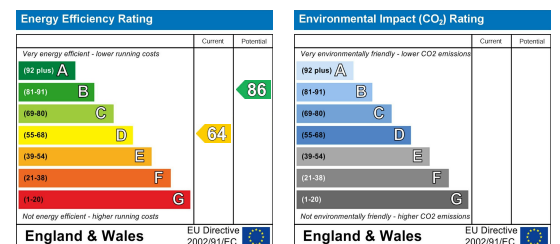
## Area Map



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