

# BURGIN ATKINSON

& C O M P A N Y



## 11 The Brambles

, Retford, DN22 6RU

**£120,000**



A beautifully refurbished one-bedroom terrace bungalow offered with no onward chain, combining privacy, security, and low-maintenance living in a convenient location close to Retford town centre, local amenities, and excellent transport links.



## Description

This modern terraced bungalow is situated in an exclusively secured gated development on The Brambles, Retford. Retford Town boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Retford Rail Station is positioned on the East Coast mainline 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 schools and secondary schools.

The property has been tastefully modernised throughout to create a move-in-ready home on an over 55's gated development. Recent upgrades include full internal redecoration, new flooring, and improvements to the kitchen with a newly fitted worktop, sink, tap, and halogen hob, resulting in a stylish and practical living space.

The accommodation briefly comprises an inviting entrance hallway leading to a bright dual-aspect lounge/diner, enjoying views to the front elevation and double doors opening onto the patio area. The kitchen offers ample storage alongside contemporary new work surfaces. The well-proportioned double bedroom benefits from an en-suite shower room, while a separate WC off the hallway provides additional convenience.

Externally, the bungalow enjoys a private, low-maintenance outdoor space, ideal for seating or container gardening, together with the added benefit of a dedicated parking space.

Please give us a call today to book a viewing.

**Living Room 9'3" x 15'1" (2.82 x 4.61 )**

**Kitchen 6'11" x 5'7" (2.13 x 1.72 )**

**W/C 2'9" x 5'7" (0.86 x 1.71 )**

**Bedroom 8'11" x 9'1" (2.73 x 2.79 )**

**Bathroom 8'11" x 9'1" (2.73 x 2.79 )**

## 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 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.

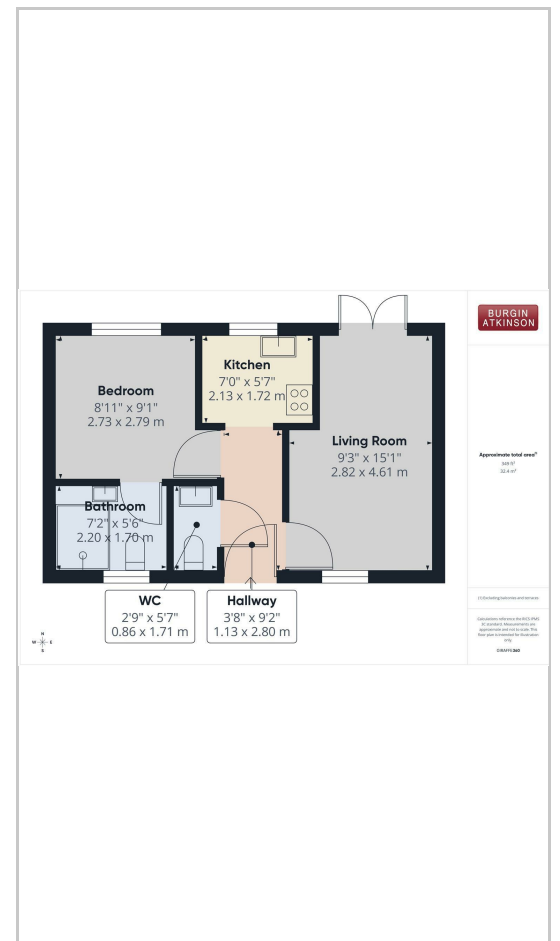
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

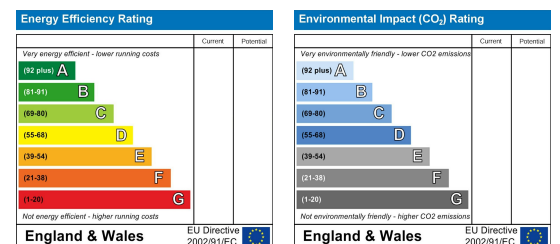
## Area Map



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