

# BURGIN ATKINSON

& C O M P A N Y



## 31 Elizabethan Gardens

, Retford, DN22 7WP

**£190,000**



3 BEDROOM SEMI DETACHED HOME - AVAILABLE WITH NO ONWARD CHAIN OR TENANT IN SITU AT £900PCM -MODERN BATHROOM SUITE - DINING KITCHEN - LOUNGE - CLOAKROOM - ENCLOSED REAR GARDEN - DRIVEWAY - CLOSE TO AMENITIES - WELL PRESENTED THROUGHOUT - DOUBLE GLAZED - GAS CENTRAL HEATING - POPULAR RESIDENTIAL CLOSE



## Description

Elizabethan Gardens is a sought after residential area in the heart of Retford. Retford town centre has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 is accessible as well as countryside walks via the Chesterfield Canal towpath.

Internally, this property offers a spacious and modern kitchen diner fitted with an integrated cooker/hob with extractor above and features double french doors leading out into the enclosed rear garden,. The commodious living room features laminate flooring and a gas fire. Also to the ground floor is a w/c.

To the first floor, you will find two double bedrooms and a third smaller bedroom. The family bathroom is modern and hosts a bath with overhead rainfall shower, hand wash basin set into a vanity unit and w/c.

Externally, the rear garden is mostly laid to lawn with a small patio area and a wooden shed. To the side of the property is a tarmac driveway offering parking for two vehicles.

This property can be offered with a tenant in situ or with no onward chain.

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

**Living Room 14'7" x 10'7" (4.47 x 3.25)**

**Kitchen 8'1" x 13'7" (2.47 x 4.16)**

**W/C 6'5" x 2'9" (1.97 x 0.86)**

**Bedroom One 8'2" x 13'8" (2.49 x 4.18)**

**Bedroom Two 10'5" x 6'6" (3.18 x 1.99)**

**Bedroom Three 7'4" x 6'11" (2.25 x 2.11)**

**Bathroom 6'5" x 5'6" (1.98 x 1.70)**

## General Remarks & Stipulations

**Council Tax:** We are advised by Bassetlaw District Council that this property is in Band B.

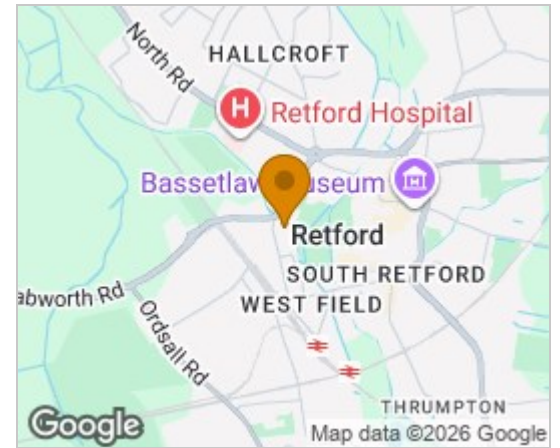
**Services:** Mains water, electricity and drainage are connected along with a mains gas central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising 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.

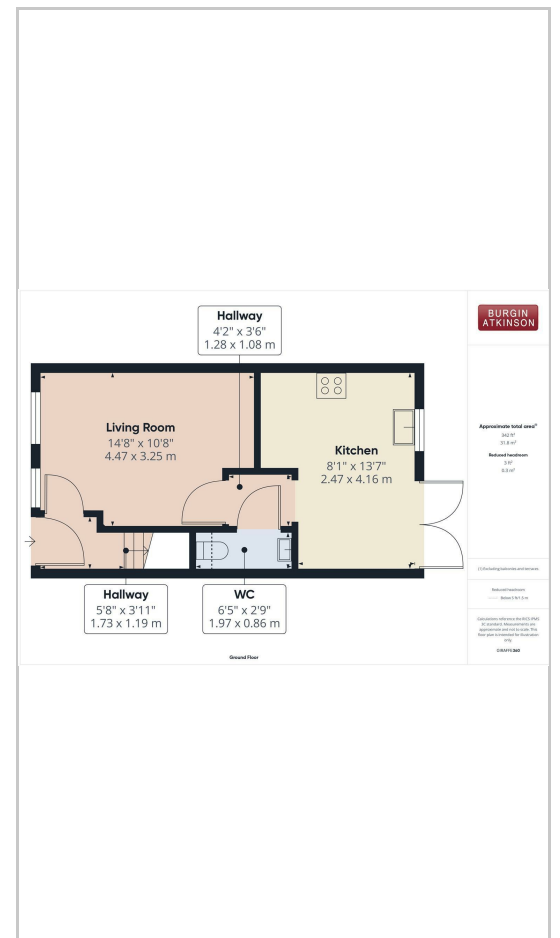
**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**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.

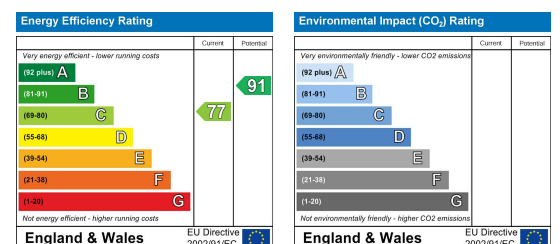
## Area Map



## 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.