

BURGIN ATKINSON

& C O M P A N Y



38 Hind Street

, Retford, DN22 7EN

£140,000



A well-presented two-bedroom property ideally positioned within Retford Town Centre, offering spacious and versatile accommodation including two reception rooms, a galley-style kitchen and utility area. The property benefits from a private rear garden, log-burning stove and excellent access to local amenities, schools and transport links.



Description

The property occupies a desirable position fronting Hind Street, within an established residential area of Retford Town Centre. A comprehensive range of local amenities and services can be found within easy reach, providing convenient access to everyday requirements. Situated on the southern side of the town, the property is also well placed for accessing Retford's excellent road and public transport connections. Lidl, Aldi and ASDA supermarkets are all within walking distance, together with the well-regarded Bracken Lane and Thrumpton Primary Schools.

Internally, the property provides well-proportioned and versatile accommodation arranged over two floors. The spacious living room benefits from a log-burning stove, creating a comfortable and inviting focal point. A further reception room provides additional living or dining space and incorporates useful understairs storage.

The galley-style kitchen is fitted with an integrated oven and hob, complemented by an extractor hood. The kitchen also provides direct access to the rear of the property. Adjoining the kitchen is a useful utility area, incorporating built-in full-length storage units and providing valuable additional storage and practical space.

To the first floor, there are two generously proportioned bedrooms, together with the main family bathroom. The bathroom is fitted with a bath with overhead shower, wash hand basin and WC.

Externally, the property benefits from a private rear garden, accessed via the rear yard through a gated entrance. The garden comprises a paved patio area, a small lawned section and a pebbled area, together with a timber shed providing useful external storage.

Living Room 11'10" x 11'7" (3.63 x 3.54)

Dining Room 11'11" x 11'4" (3.64 x 3.47)

Kitchen 6'6" x 11'9" (1.99 x 3.59)

Utility Room 6'3" x 7'6" (1.91 x 2.29)

Bedroom One 12'1" x 11'5" (3.70 x 3.49)

Bedroom Two 12'1" x 11'7" (3.70 x 3.55)

Bathroom 6'7" x 11'5" (2.02 x 3.48)

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 an 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.

Parking: Off 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.

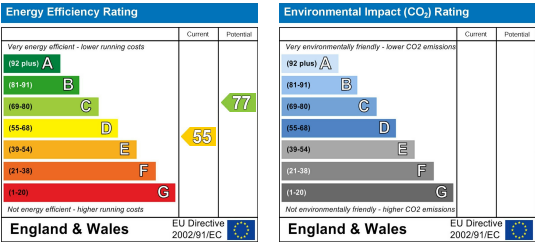
Area Map



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