

BURGIN ATKINSON

& C O M P A N Y



3 Chidmere

, Retford, DN22 7FX

£160,000



This modern and well presented property is located in the heart of Ordsall, Retford. . Ordsall has many amenities within close proximity of the property including a Co-Op supermarket, pharmacy, post office and a regular bus service providing frequent links to the town centre. For those who would be commuting, Retford Train Station is also within walking distance and only a few minutes drive with quick and easy rail links to London, Lincoln, Doncaster and Sheffield.



Description

This charming home boasts a spacious yet inviting living room, complete with an attractive gas fireplace set within a marble surround and mantel, creating the perfect focal point for relaxing evenings. A UPVC door provides direct access to the rear garden, seamlessly connecting indoor and outdoor living.

The contemporary kitchen/diner is both stylish and practical, featuring tiled flooring and a range of integrated appliances, including a cooker, electric hob with extractor hood, and fridge freezer, making it ideal for everyday living and entertaining alike.

To the first floor are two generously sized double bedrooms, offering comfortable accommodation, along with a fully tiled family bathroom fitted with a bath and overhead shower, wash hand basin, and WC.

Externally, the property benefits from a well-maintained rear garden, predominantly laid to lawn with a patio seating area and a useful wooden shed. To the front, a low-maintenance stone garden and pathway lead to the entrance. Convenient on-street parking is available within the quiet cul-de-sac setting.

Living Room 18'0" x 10'8" (5.51 x 3.26)

Kitchen Diner 18'1" x 23'9" (5.52 x 7.26)

Bedroom One 8'2" x 16'8" (2.51 x 5.10)

Bedroom Two 9'8" x 11'7" (2.96 x 3.54)

Bathroom 6'4" x 7'9" (1.95 x 2.38)

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 a 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.

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.

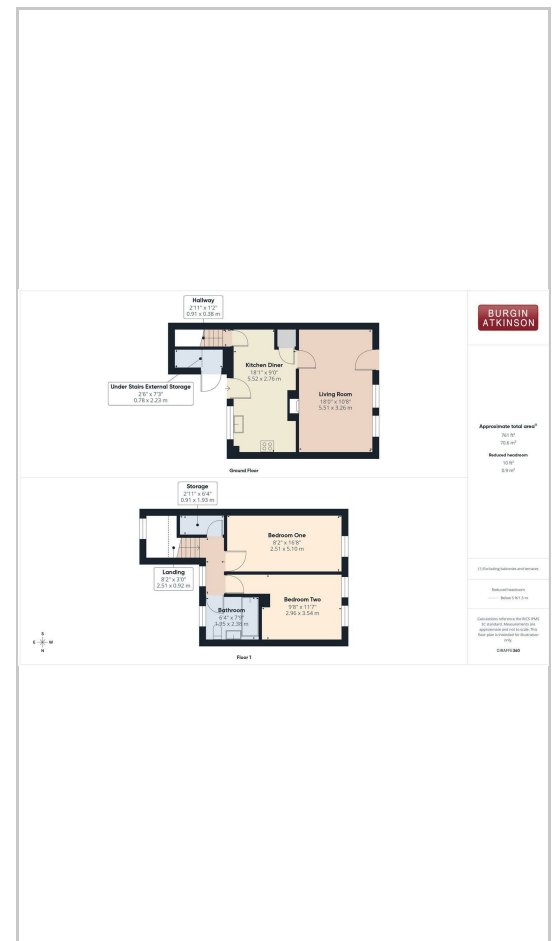
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

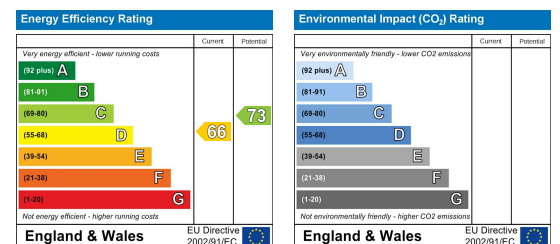
Area Map



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.