

BURGIN ATKINSON

& C O M P A N Y

Sell from
£995
upfront (inc VAT)
**Any Property
Any Price**



36 Century Road

, Retford, DN22 7TD

Fixed Asking Price £135,000



3 BED SEMI DETACHED HOME - NO ONWARD CHAIN - TWO SPACIOUS RECEPTION ROOMS - ADDITIONAL CONVERTED CELLAR - REAR GARDEN - ON STREET PARKING - CLOSE TO AMENITIES AND RAILWAY STATION - EPC E



Description

This well appointed, three bedroom, semi detached property is situated on Century Road, providing good access links to Retford’s Market Town Centre and Retford’s Mainline Railway station.

Accommodation comprises; front sitting room, central dining room, fitted kitchen and ground floor bathroom as well as the cellar which has been converted providing another reception room with electrics. To the first floor are two double bedrooms and a good sized single bedroom. The property also benefits from an enclosed rear garden which features a large patio area and gated side access. Off street parking is available top the front of the property.

Viewings are advised for this property to appreciate the spacious yet homely feel the house has to offer.

Living Room 11'4" x 11'8" (3.47 x 3.57)

Dining Room 11'10" x 11'10" (3.63 x 3.61)

Kitchen 8'11" x 7'0" (2.74 x 2.14)

Bathroom 5'8" x 6'1" (1.73 x 1.87)

Cellar 10'10" x 11'1" (3.31 x 3.39)

Bedroom One 11'6" x 11'10" (3.51 x 3.63)

Bedroom Two 11'11" x 7'2" (3.65 x 2.20)

Bedroom Three 8'11" x 6'11" (2.74 x 2.13)

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: On Street parking.

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.

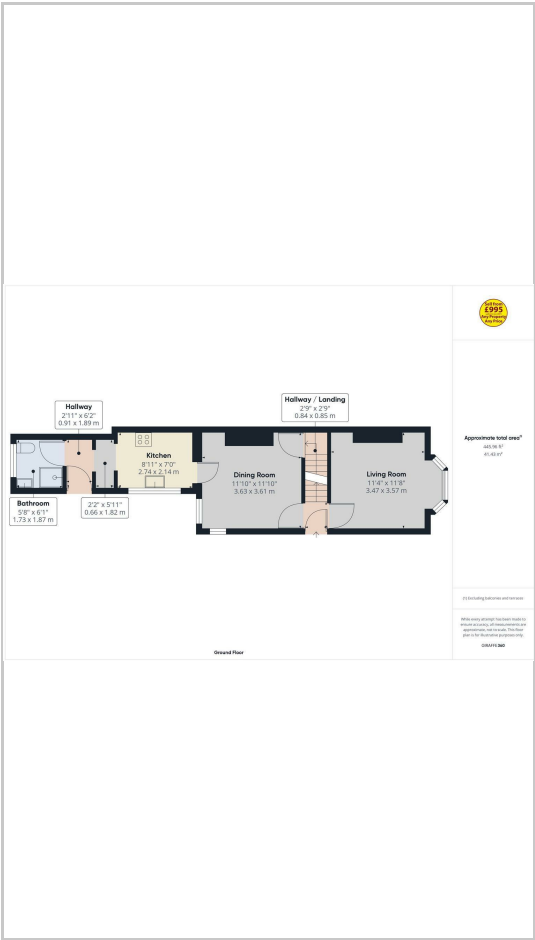
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

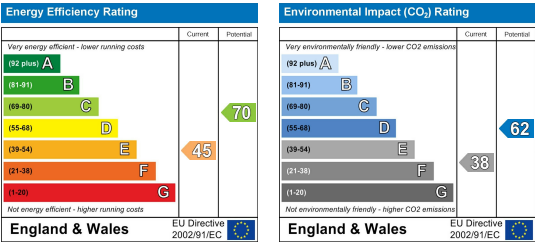
Area Map



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.