

# BURGIN ATKINSON

& C O M P A N Y



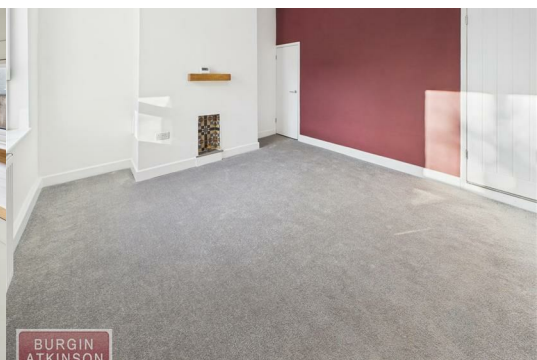
## 203 Albert Road

, Retford, DN22 7AW

**£125,000**



MODERNISED 3 BED MID TERRACE HOME - NO ONWARD CHAIN - RECENTLY RENOVATED THROUGHOUT - 2 RECEPTION ROOMS - FRONT AND REAR YARD - IDEAL FIRST TIME PURCHASE OR INVESTMENT PROPERTY - IDEAL LOCATION - COUNCIL TAX BAND : A - EPC RATING : D





Description

This well presented property is positioned on Albert Road, 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 offers well-proportioned accommodation throughout, comprising two spacious reception rooms and a galley-style kitchen to the ground floor. From the kitchen, a door provides access to the rear yard and the main bathroom, which is fitted with a bath and overhead shower, hand wash basin and WC.

To the first floor are two double bedrooms alongside a third, smaller bedroom, ideal as a home office or nursery. A separate WC with hand wash basin is also located on this level.

Externally, the property benefits from a low-maintenance pebbled front garden with a pathway leading to the entrance. To the rear is a private yard featuring a wooden shelter, offering useful outdoor storage or seating space.

To view this property, please give us a call on 01777 712611.

Living Room 12'1" x 11'8" (3.70 x 3.58)

Dining Room 12'3" x 11'3" (3.75 x 3.44)

Kitchen 6'1" x 10'9" (1.86 x 3.28 )

Bathroom 6'1" x 5'8" (1.86 x 1.75)

Bedroom One 12'3" x 11'9" (3.75 x 3.59)

Bedroom Two 8'0" x 8'0" (2.45 x 2.46 )

Bedroom Three 6'0" x 10'3" (1.85 x 3.14)

W/C 3'2" x 2'7" (0.98 x 0.81 )

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.

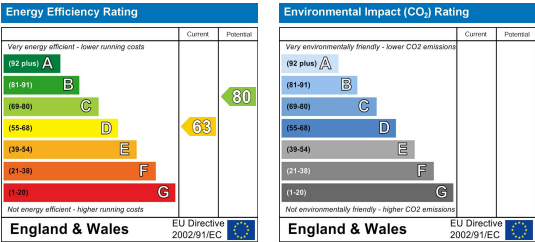
Area Map



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