



93 ALBERT ROAD RETFORD

A nicely presented three storey family home close to Retford town centre and mainline station. The property has a study/bedroom four on the ground floor as well as a modern breakfast kitchen. There is a first floor lounge which overlooks the rear garden and en suite facilities to the top floor master bedroom. To the rear of the property is a single garage.

£180,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

93 ALBERT ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 6HZ

LOCATION

The property lies within walking distance of all central town amenities. The town's railway station with its London to Edinburgh Intercity Link is also within walking distance. Retford itself is well positioned for accessing the areas other excellent transport links by road and air, the A1M lies to the west from which the wider motorway network is available.

ACCOMMODATION

Part glazed door to

ENTRANCE HALL with stained wood flooring, stairs to first floor landing with under stairs storage area, recessed lighting, telephone point, additional built in cupboard housing factory lagged hot water cylinder.

CLOAKROOM white low level wc, pedestal hand basin with mixer tap. Wood flooring, part tiled walls, extractor.

BREAKFAST KITCHEN 14'10" x 10'10" (4.56m x 3.35m) rear aspect double glazed window, half glazed UPVC door leading into the garden. An extensive range of wood effect base and wall mounted cupboard and drawer units incorporating one glazed display cabinet. Integrated dishwasher, Cannon stainless steel range cooker with extractor canopy above, space and plumbing for washing machine, integrated fridge and freezer. Ample working surfaces, wood flooring, part tiled walls, recessed lighting, cupboard housing wall mounted gas fired central heating boiler. Additional shelved cupboard.

STUDY/BEDROOM FOUR 10'7" x 8'9" (3.27m x 2.70m) front aspect double glazed window.

FIRST FLOOR

LANDING front aspect double glazed window, stairs to second floor.

LOUNGE 15'0" x 13'0" (4.57m x 3.97m) two rear aspect double glazed windows with views to the garden. Feature painted wood fire surround with marble effect hearth and insert and coal effect electric fire. TV points.

BEDROOM THREE 12'5" x 8'10" (3.80m x 2.74m) measured to rear of built in one and a half wardrobes with hanging and shelving space, front aspect double glazed window, TV point.

SECOND FLOOR LANDING with roof void.

MASTER BEDROOM ONE 12'9" x 13'2" (3.94m x 4.03m) maximum dimensions measured to front of 1 1/2 built in wardrobes with hanging and shelving space, two rear aspect double glazed windows with views to the garden, TV and telephone points, door to

EN SUITE SHOWER ROOM with raised tile enclosed shower cubicle with glazed screen. Mains fed shower, pedestal hand basin with mixer tap, low level wc, part tiled walls, recessed lighting and extractor.

BEDROOM TWO 12'9" x 8'10" (3.94m x 2.74m) two front aspect double glazed windows, built in single wardrobe with hanging and shelving, additional built in over stairs storage cupboard with shelving. TV point.

FAMILY BATHROOM three piece white suite with panel enclosed bath with mains fed shower attachment, low level wc, pedestal hand basin with mixer taps, majority tiled walls, shaver socket, extractor, recessed lighting.

OUTSIDE

The front has a buffer style garden with wrought iron railings which separates the house from the main path and access to no. 93 is by way of a block paved and paved pathway with low maintenance garden to the front for ease. Driveway leading to the rear of the property where there is a **SINGLE GARAGE** situated below a coach house with up and over door and space in front for one further vehicle.

The rear garden is fenced to all sides with a good area of artificial lawn, decked patio with external lighting and water supply, additional curved corner patio and gate giving access to the rear.

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 B.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing 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.

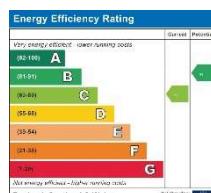
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

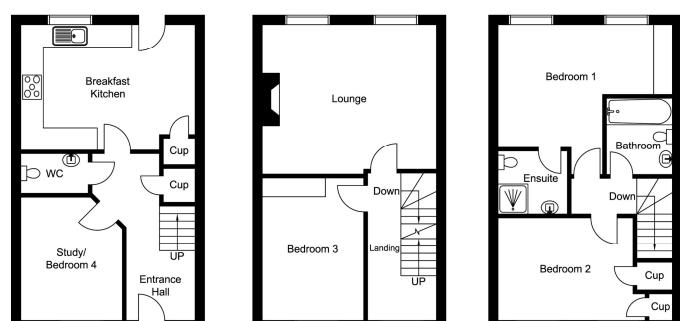
These particulars were prepared in September 2022.



Ground Floor

First Floor

Second Floor



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.