



10 OAKDALE ROAD, RETFORD
£239,995

BROWN & CO

10 OAKDALE ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 7GX

DESCRIPTION

A four bed detached family home on this popular development to the north of Retford. The property was originally a three bedroom two bathroom with a garage but has been reconfigured by the current vendor to create a good sized galley kitchen and a fourth bedroom. There is a nice sized enclosed garden and parking for two vehicles to the front.

LOCATION

Oakdale Road is situated to the north of Retford town centre with comprehensive shopping, leisure and recreational facilities plus a mainline railway station. There are local amenities on nearby Hallcroft Road. Schools for all age groups are within comfortable distance, as are open countryside walks.

DIRECTIONS

what3words///anyway.post.nerve

ACCOMMODATION

Covered entrance with part glazed UPVC door with matching obscure window into

ENTRANCE HALL stairs to first floor landing.

CLOAKROOM with white low level wc, wall mounted hand basin with patterned tile splashback. Extractor.

UTILITY ROOM/STUDY front aspect double glazed window. Space and plumbing for washing machine, wall mounted gas fired central heating boiler, TV and telephone point, recessed lighting and cupboard.

LOUNGE DINING ROOM 21'3" x 11'3" to 9'2" (6.50m x 3.45m to 2.81m) rear aspect double glazed window and double glazed French doors leading into and overlooking the rear garden. Feature painted fire surround with coal effect gas living flame fire

on raised marble hearth with matching insert. TV and telephone points.



GALLEY KITCHEN 16'2" x 7'4" (4.98m x 2.25m) front aspect double glazed window. An extensive range of wood grain effect base and wall mounted cupboard and drawer units. 1 ¼ sink drainer unit with mixer tap. Space and plumbing for dishwasher and one under counter appliance. Space for large American style fridge, built in electric oven. Four ring electric hob with stainless steel extractor canopy over. Ample working surfaces, part tiled walls. Side aspect half glazed door into the garden. Recessed lighting.



FIRST FLOOR

LANDING access to roof void.

BEDROOM ONE 11'7" x 9'7" (3.55m x 2.97m) rear aspect double glazed window with views to the garden. TV aerial lead.



BEDROOM TWO 9'6" x 8'7" (2.92m x 2.64m) front aspect double glazed window. TV aerial lead.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112| retford@brown-co.com



BEDROOM THREE 11'9" x 8'2" (3.63m x 2.50m) front aspect double glazed window with built in over stairs cupboard.



BEDROOM FOUR 9'4" x 5'8" (2.87m x 1.76m) rear aspect double glazed window.

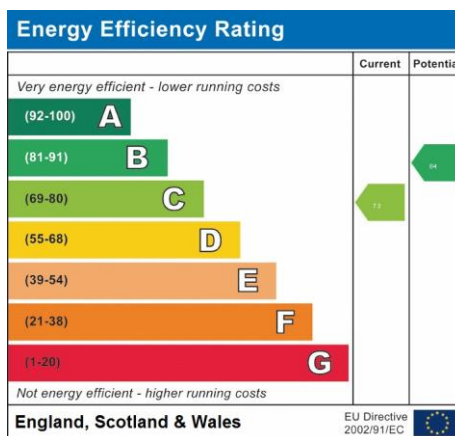
FAMILY BATHROOM side aspect obscure double glazed window. Three piece white suite with P-shaped panel enclosed bath with contemporary mixer tap and Bristan electric shower and glazed screen. Pedestal hand basin with contemporary mixer tap and low level wc. Chrome towel rail radiator, tiled walls and extractor.



OUTSIDE

The front is open planned with a full width block paved driveway with space for 2-3 cars and access via gate into the rear garden.

The rear garden is fenced to all sides, raised decked area with external lighting and water supply. Predominantly lawned with some established shrubs, space at the rear for a small timber shed/greenhouse.



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 C.

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 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.

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

Viewing: Please contact the Retford office on 01777 709112.

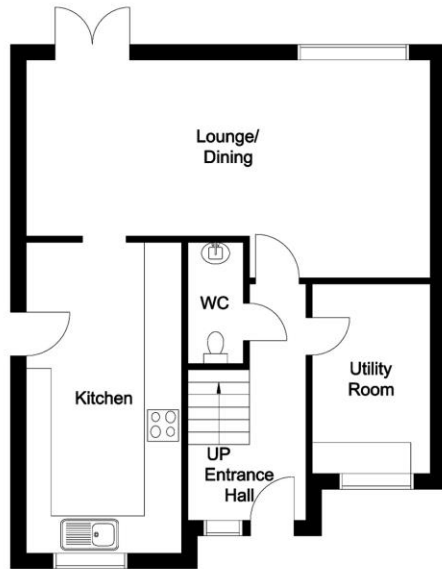
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

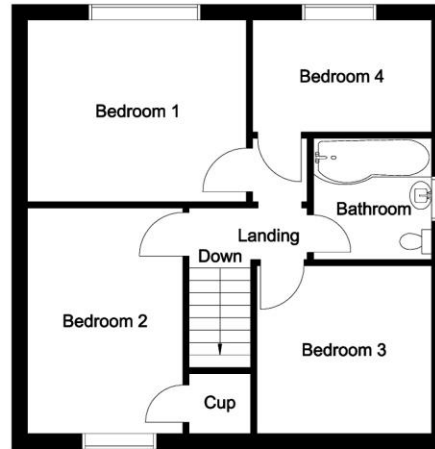
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in April 2023.

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2023



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 other 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.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

BROWN & CO