



76 ORDSALL ROAD RETFORD

An extremely well presented 1930's style semi detached family home in popular location close to Ordsall School. There is off road parking, a good sized garden and open plan living space on the ground floor, plus garden room. The smaller bedroom has a fitted wardrobe and bed and viewing is highly recommended.

£210,000

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BROWN & CO

Property and Business Consultants

76 ORDSALL ROAD, RETFORD, DN22 7SL

LOCATION

Ordsall Road is on the western side of Retford town centre with local amenities nearby on Ollerton Road with convenience stores, post office and public house. The local school is within comfortable walking distance and Retford town centre provides comprehensive shopping, leisure and recreational facilities. Mainline railway station on the London to Edinburgh intercity link and there is good access to the A1 linking to the wider motorway network.

DIRECTIONS

what3words///glare.trim.woven

ACCOMMODATION

Half glazed UPVC door to

ENTRANCE HALL with period style skirtings, dado rail, stairs to first floor landing, two under stairs cupboards, one of which has been boarded and houses the wall mounted gas fired central heating combination boiler. Laminate flooring.

OPEN PLAN LIVING ACCOMMODATION:-

LOUNGE DINER 25'9" x 12'4" (7.89m x 3.78m) measured to bay window.

Lounge Area double glazed square bay window. Wall mounted electric remote control fire. Period style skirtings, TV and telephone points, recessed lighting, contemporary radiators and high gloss laminate flooring.

Dining Area double glazed French doors leading into the sunroom. Work surface area, recessed lighting.

KITCHEN 7'7" x 6'4" (2.34m x 1.95m) double glazed window. A good range of cream coloured base and wall mounted cupboard and drawer units. 1 1/4 stainless steel sink drainer unit with mixer tap. Fitted electric oven, four ring electric hob with stainless steel splashback and matching extractor canopy. Integrated fridge and freezer. Ample working surfaces incorporating a breakfast bar, part tiled walls. Additional recessed lighting.

SUNROOM 11'2" x 7'0" (3.40m x 2.16m) floor to ceiling double glazed windows and double glazed French doors into the garden. High gloss laminate flooring. High level Velux double glazed window and high level storage cupboard.

CLOAKROOM obscure double glazed window. White low level wc, vanity unit with sink, contemporary mixer tap and cupboard below. Period style skirtings, part tiled walls, towel rail radiator.

UTILITY CUPBOARD space and plumbing for washing machine, one base and one wall mounted cupboard. Working surface.

FIRST FLOOR

GALERY STYLE LANDING double glazed window. Built in over stairs cupboard.

BEDROOM ONE 13'9" x 10'2" (4.25m x 3.11m) measured to rear of

good range of built in bedroom furniture comprising two double wardrobes, shelved cupboard with drawers below and matching chest of drawers and overhead cupboards. Double glazed square bay window. A. Period style skirtings, TV aerial lead.

BEDROOM TWO 11'6" x 8'9" (3.54m x 2.70m) measured to front of full length range of built in wardrobes with part glazed mirror fronted sliding door, hanging and shelving space. Double glazed window with views to the garden

BEDROOM THREE 6'9" x 6'9" (2.10m x 2.10m) double glazed window. Built in double wardrobe, built in single bed with bedside cabinet.

BATHROOM obscure double glazed window. Three piece white suite with P-shaped panel enclosed bath with mixer tap and mains fed shower with raindrop shower head and glazed screen. Pedestal hand basin with mixer tap, low level wc. Part tiled walls. Built in shelves cupboard. Access to roof void. Towel rail radiator.

OUTSIDE

The front of the property has a block paved driveway with space for two vehicles, fenced to both sides, raised flower bed with brick edging. High level personal gate into the rear garden which is fenced to all sides. Good sized Indian stone paved patio, external water and lighting. A good area of sculptured lawn with brick pathway to the rear of the plot where this a timber garage. Brick built outbuilding. Raised flower and shrub beds and ornamental pond.

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: 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 April 2023.



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