



118 ALBERT ROAD RETFORD

A good sized Victorian end terraced property in need of complete modernisation and refurbishment. The property is located close to the town centre and mainline railway station and currently provides two reception rooms, kitchen with ground floor bathroom and storage rooms but could be extended to make a large open plan kitchen living dining room, subject to all necessary consents. There is a large garden and some original style features.

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BROWN & CO

Property and Business Consultants

Offers in the region of £100,000

118 ALBERT ROAD, RETFORD, DN22 7AW

LOCATION

Albert Road is located close to the heart of Retford town centre with comprehensive shopping, leisure and recreational facilities plus schools for all age groups. Bustens convenience store is accessible on Victoria Road as is Retford mainline railway station on the London to Edinburgh intercity link.

DIRECTIONS

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ACCOMMODATION

Panelled wooden door into

ENCLOSED ENTRANCE VESTIBULE with side aspect window. Glazed door to

ENTRANCE HALL stairs to first floor landing. Wall mounted gas heater. Period style skirtings and cornicing. Door to

LOUNGE 13'0" x 10'0" (3.97m x 3.06m) front aspect double glazed window. Tiled fireplace with matching hearth and fitted gas fire (not tested). Period style skirtings, cornicing.

DINING ROOM 11'3" x 11'0" (3.45m x 3.39m) rear aspect single glazed window looking into the lean-to. Fitted feature cupboard with shelving. Tiled fireplace with matching hearth, period style skirtings, TV aerial lead. Under stairs storage cupboard. Door to

KITCHEN 7'8" x 7'6" (2.39m x 2.30m) side aspect window and part glazed door into lean-to. Base unit with stainless steel sink drainer unit, part tiled walls. Door to

SCULLERY 7'6" x 4'9" (2.31m x 1.49m) side aspect window. Part tiled walls.

PANTRY 4'9" x 4'8" (1.49m x 1.46m) with shelving.

BATHROOM side aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath, low level wc, pedestal hand basin, wall mounted gas water heater. Part tiled walls.

FIRST FLOOR

GALLERY STYLE LANDING

BEDROOM ONE 14'6" x 13'2" (4.44m x 4.01m) front aspect with one single and one double glazed window. Boarded fireplace, period style skirtings, cornicing. This could create en suite facilities with the layout of this room, subject to all necessary consents.

BEDROOM TWO 11'0" x 9'3" (3.39m x 2.83m) rear aspect double glazed window with views over the garden.

BEDROOM THREE 13'3" x 8'0" (4.05m x 2.47m) side aspect double glazed window.

OUTSIDE

The front is walled to all sides. A good selection of well established shrubs. Pedestrian side access which leads to the rear garden by way of a single gate. There is a communal right of way path for numbers 114 & 116 between the garden and the rear courtyard, which contains two outbuildings. Gates to the main garden, which is fenced and hedged to all sides, in need of attention, with a vast selection of established shrubs and fruit trees.

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.

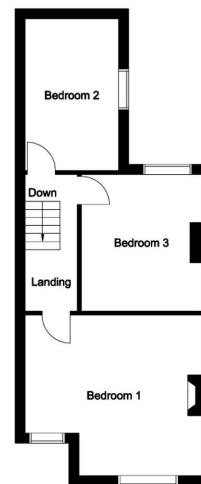
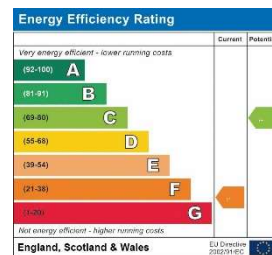
Viewing: Please contact the Retford office on 01777 709112.

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.

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 specialize 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 July 2023.



IMPORTANT NOTICES

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