



50 OAKDALE ROAD, RETFORD
£225,000

BROWN & CO

50 OAKDALE ROAD, RETFORD, DN22 7GX

DESCRIPTION

A unique opportunity to purchase a nicely presented four bedroom, three storey town house on the edge of this popular modern development over-looking an open green area. There is a rear aspect kitchen dining room, ¾ of the garage has been divided to provide snug/office. There are en suite facilities to the master bedroom as well as three further bedrooms.

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///trip.vest.alarm

ACCOMMODATION

Part glazed door into

ENTRANCE HALL with side aspect obscure double glazed window. Stairs to first floor landing with under stairs storage. Central heating programmer, thermostat.

CLOAKROOM side aspect obscure double glazed window. White low level wc and matching pedestal hand basin with mixer tap and tiled splashback. Door to

SNUG/OFFICE 10'9" x 8'6" (3.33m x 2.62m) wood effect flooring, TV aerial lead, radiator.

KITCHEN DINING ROOM 15'7" x 11'2" (4.77m x 3.42m)

Kitchen rear aspect double glazed window with views to the garden. A good range of white high gloss soft close base and wall mounted cupboard and drawer units. 1 ¼ sink drainer unit with mixer tap, space and plumbing below for washing machine, integrated Neff double oven, four ring Electrolux gas hob with

extractor canopy above. Space for large upright fridge freezer and one further appliance. Ample working surfaces, part tiled walls, wall mounted gas fired central heating boiler. Concealed lighting to the wall cupboards.

Dining Area double glazed sliding patio doors into the garden.



FIRST FLOOR GALLERY STYLE LANDING one front and one side aspect double glazed window. Staircase to the second floor. Built in shelved linen cupboard.

LOUNGE 15'7" x 11'3" (4.79m x 3.43m) two rear aspect double glazed windows with views to the garden. TV and telephone points.



BEDROOM ONE 13'3" x 9'5" (4.06m x 2.88m) front aspect double glazed French doors to Juliet balcony with views to the central green opposite. TV and telephone points. Door to



EN SUITE SHOWER ROOM tile enclosed shower cubicle with mains fed shower, glazed screen, white low level wc, pedestal hand basin, mixer tap with tiled splashback. Extractor fan.



Stairs to **SECOND FLOOR LANDING** with side aspect double glazed window, access to roof void with light, partially boarded and ladder. Additional shelved storage cupboard.

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BEDROOM TWO 12'4" x 9'5" (3.78m x 2.89m) two front aspect double glazed windows with views to central green and to farmland beyond. Built in over stairs storage cupboard with hanging space. TV aerial lead.



BEDROOM THREE 11'4" x 8'10" (3.46m x 2.73m) rear aspect double glazed window with views to the garden.



BEDROOM FOUR 8'0" x 6'5" (2.44m x 1.97m) excluding recess, rear aspect double glazed window with views to the garden.

FAMILY BATHROOM 8'10" x 6'5" (2.74m x 1.99m) three piece white suite comprising panel enclosed bath with handheld mixer tap/shower attachment, low level wc, pedestal hand basin with mixer tap and tiled splashback. Part tiled walls and extractor fan.



OUTSIDE

The property is open planned to the front. Driveway with space for two cars side by side leading to the **INTEGRAL SINGLE GARAGE** with metal up and over door but is presently used for 1/3 of storage. Open planned area of lawn, pedestrian gate giving access to the rear garden.

The rear garden is fenced to all sides with full width paved patio and matching path to the rear of the plot leading to a timber shed. External lighting and water supply. A good area of lawn and with raised beds.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

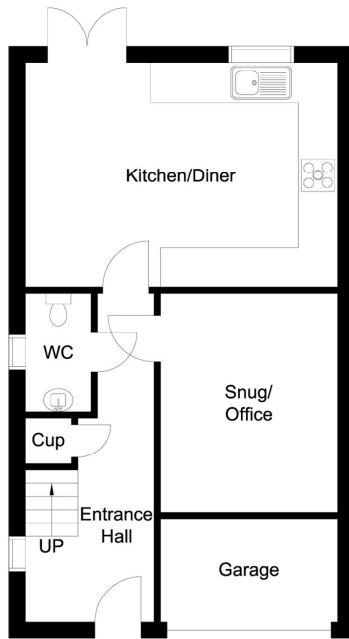
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

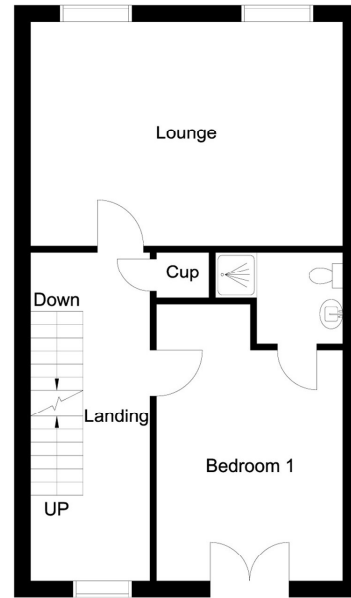
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them 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 July 2023.

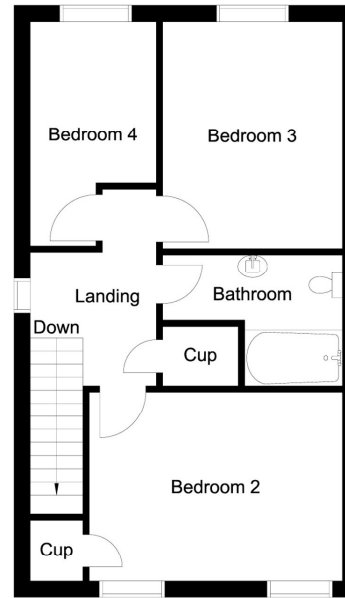
Ground Floor



First Floor



Second 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



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