



## 3 ORDSALL PARK ROAD RETFORD

An older style three bedroom semi-detached house in favoured residential location, but in need of modernisation. There are two reception rooms, galley kitchen, plus scope for a utility room. There is off road parking and a good sized garden.

**£175,000**

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**BROWN & CO**

Property and Business Consultants

# 3 ORDSALL PARK ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 7NY

## LOCATION

The property is to the west of Retford town centre in this favoured location. The town centre provides comprehensive shopping, leisure and recreational facilities plus schools for all age groups with comfortable distance. The mainline railway station is within reasonable access and links to Edinburgh and Kings Cross.

## DIRECTIONS

what3words/// senior.statue.forms

## ACCOMMODATION

Part glazed door to entrance vestibule with tiled floor small paned glazed door to

**ENTRANCE HALL** stairs to first floor gallery landing, doors to

**LOUNGE 14'1" x 12'9" (4.29m x 3.92m)** front aspect double glazed square bay window wall light points telephone and TV points from hall stairs to first floor landing.

**DINING ROOM 13'5" x 13'4" (4.10m x 4.09m)** door to kitchen, double glazed sliding doors to conservatory, TV point, wall light points.

**CONSERVATORY 9'6" x 7'8" (2.92m x 2.38m)** polycarbonate ceiling double glazed French doors to garden side aspect window.

**KITCHEN 17' x 7'8" (5.19m x 2.38m)** double glazed window looking into the conservatory. A range of base and wall mounted cupboard and drawer units, under stairs storage cupboard, 1 1/4 sink/drain unit with mixer tap, space and plumbing for washing machine, space for freestanding cooker, part tiled walls, ceramic tiled floor, door to

**INNER LOBBY** with part glazed door to garden and access to

**STORAGE AREA 6'4" x 3'4" (1.96m x 1.04m)** with glazed glass brick window, ceramic tiled floor.

**CLOAKROOM** side aspect double glazed window, low level WC, wall mounted hand basin, tiled splashback.

**FIRST FLOOR LANDING** access to roof void, over stairs cupboard with factory lagged hot water cylinder, doors to

**BEDROOM ONE 13'3" x 9'9" (4.06m x 3.03m)** two double glazed windows, built in wardrobes with sliding doors, telephone point.

**BEDROOM TWO 11'3" x 7'9" (3.45m x 2.42m)** rear aspect double glazed window.

**BEDROOM THREE 10'3" x 7'9" (3.14m x 2.09m)** rear aspect double glazed window.

**BATHROOM** side aspect obscure double glazed window, four piece coloured suite, panel enclosed bath, pedestal hand basin, tile enclosed shower cubicle with mains fed shower, low level wc, tiled walls, strip light/shaver socket.

## OUTSIDE

Front is hedged and walled to all sides. Iron double gates giving access to herringbone style blocked paved driveway with space for two to three cars. Shrub beds. Iron gates to the side in turn leading to the rear garden which is in need of some attention. Paved patio, fenced to all sides. A good selection of established shrub, flower beds and borders. Two timber sheds.

## 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.

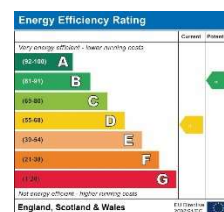
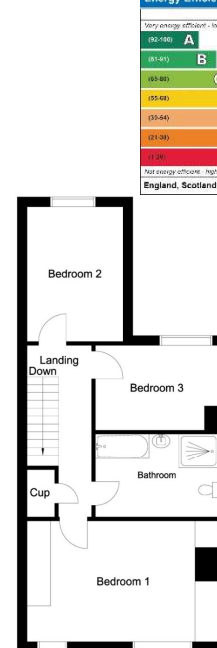
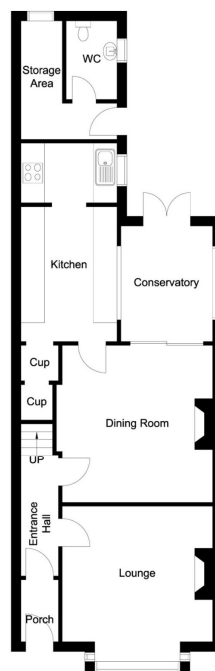
**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

**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.

**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 September 2023.



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