



## 26 PORTLAND ROAD RETFORD

A modern three bedroom detached family home in this small cul de sac on a modern development backing onto allotments to the rear. The property benefits from a good sized and well appointed kitchen/ dining room as well as en suite facilities to the master bedroom, utility room and cloakroom. EV charging point

**£215,000**

Brown & Co  
Retford  
01777 709112  
retford@brown-co.com

**BROWN & CO**

Property and Business Consultants

# 26 PORTLAND ROAD, RETFORD, DN22 7NR

## LOCATION

Portland Road is a mixed development of family homes and is accessible to local amenities including a Co-Op, Spar and Post Office on Ollerton Road. Schools for all age groups are accessible as well as a mainline railway station on the London to Edinburgh intercity link. Retford town centre provides comprehensive shopping, leisure and recreational facilities as well as good access to the A1 linking to the wider motorway network.

## DIRECTIONS

what3words///soil.study.chimp

## ACCOMMODATION

Part glazed composite door to

ENTRANCE PORCH door into

**LOUNGE 12'9" x 11'0" (3.89m x 3.35m)** front aspect double glazed window. Wood effect flooring, TV aerial lead, telephone point. Stairs to first floor gallery style landing, half glazed door to

**KITCHEN DINING ROOM 15'10" x 10'0" (4.84m x 3.04m)**

**Dining Area** double glazed French doors leading into the garden, ceramic tiled flooring, recessed spot lighting.

**Kitchen Area** rear aspect double glazed window. A good range of dark cherry wood base and wall mounted cupboard and drawer units with circular stainless steel sink with matching drainer and mixer tap. Integrated dishwasher, fridge and freezer, Neff double oven with five ring gas hob and extractor canopy over with stainless steel splashback. Ample working surfaces, ceramic tiled flooring, part tiled walls, under cupboard lighting. Recessed lighting. Arch to

**UTILITY ROOM** side aspect half glazed composite door, space and plumbing for washing machine, working surfaces above, cupboard housing wall mounted gas fired central heating boiler. Door to

**CLOAKROOM** side aspect obscure double glazed window. White low level wc, matching pedestal hand basin with mixer tap and tiled splashback, ceramic tiled flooring.

## FIRST FLOOR

**GALLERY STYLE LANDING** with side aspect double glazed window. Access to roof void with light and ladder. Built in airing cupboard with factory lagged hot water cylinder and fitted immersion.

**BEDROOM ONE 11'0" x 10'3" (3.35m x 3.11m)** front aspect double glazed window, TV point. Arch to **DRESSING AREA** with two built in floor to ceiling wardrobes with mirror fronted doors and ample hanging and shelving space. This is turn leads to

**EN SUITE SHOWER ROOM** with front aspect obscure double glazed window. Corner fitted shower cubicle with mermaid boarding and mains fed shower. Low level wc, pedestal hand basin, shaver socket, ceramic tiled flooring, part tiled walls.

**BEDROOM TWO 10'4" x 8'4" (3.14m x 2.48m)** rear aspect double glazed window with views to the gardens and allotments to the rear and dunes. Built in double wardrobe with hanging, shelving and pull out basket storage.

**BEDROOM THREE 9'3" x 6'4" (2.83m x 1.93m)** rear aspect double glazed window with views to the gardens and allotments to the rear and dunes, TV and telephone points.

**FAMILY BATHROOM** side aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with mixer tap, mains fed shower with handheld attachment and raindrop shower head. Pedestal hand basin, low level wc. Ceramic tiled flooring, part tiled walls, extractor. Sensor lighting.

## OUTSIDE

The front is open planned with artificial lawn and paved path leading to the front door. Parking to the front for two cars leading to **INTEGRAL SINGLE GAARGE** with up and over door, power and lighting. Access to the side via a gate leading to the rear garden.

The rear garden is fenced to all sides. Paved patio area. External lighting and water supply, plus a good area of lawn with additional patio to the rear.

## 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 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 August 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 others 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 of 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.