



91 ALBERT ROAD, RETFORD

This modern three storey, three bedroom family home is excellently presented and offered with no onward chain for ease of purchase. The property briefly comprises of breakfasting kitchen, dining room, living room, three double bedrooms with the master having en suite as well as there being a house bathroom. Externally the property benefits from off road parking and a garage as well as having a low maintenance rear garden.

£175,000

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Property and Business Consultants

91 ALBERT ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 6HZ

LOCATION

The property lies within walking distance of all central town amenities. The town's railway station with its London to Edinburgh Intercity Link is also within walking distance. Retford itself is well positioned for accessing the areas other excellent transport links by road and air, the A1M lies to the west from which the wider motorway network is available.

DIRECTIONS

When travelling from Retford Town Centre via Grove Street turn right at the first set of traffic lights and continue over the next set of traffic lights on to Albert Road towards the railway station. The property will be found on your left hand side.

ACCOMMODATION

Enter into **ENTRANCE HALL** with central heating radiator, ceiling mounted light, laminate flooring, under stairs storage cupboard, door through to

DINING ROOM/STUDY 10'9" x 8'11" (3.27m x 2.71m) with front aspect uPVC double glazed window, central heating radiator and ceiling mounted light.

GROUND FLOOR WC with laminate flooring, part tiled walls, central heating radiator, hand wash basin with central mixer tap. Low level flush wc, LED spotlights and extractor fan.

DINING KITCHEN 11'1" x 15'0" (4.57m x 3.38m) with a range of wall and base storage cupboards with complimenting worktops and splash backs. Inset stainless steel sink, 1.5 bowl, with central mixer tap. Rear aspect uPVC double glazed window, rear aspect door to rear garden, LED spotlights, integrated washing machine, dishwasher and fridge/freezer, range cooker, stainless steel extractor fan and door to larder cupboard. Laminate flooring, central heating radiator. Stairs to first floor landing with ceiling mounted light, central heating radiator, front aspect uPVC double glazed windows. Door to

FIRST FLOOR

LIVING ROOM 13'3" x 15'0" (4.03m x 4.57m) with electric fire place with rear aspect uPVC double glazed windows, central heating radiator, ceiling mounted lights, tv and phone points.

BEDROOM THREE 10'2" x 8'11" (3.11m x 2.71m) with front aspect uPVC double glazed window, central heating radiator, ceiling mounted light, built-in storage cupboards, stairs to

SECOND FLOOR

Door to **MASTER BEDROOM 10'10" x 12'10" (3.29m x 3.92m)** with rear aspect uPVC double glazed windows, ceiling mounted light, central heating radiators, built-in storage cupboards, phone/tv points, door through to

EN SUITE SHOWER ROOM with part tiled walls, central heating radiator, hand wash basin and central mixer tap, low level flush wc, shower cubicle with tiled walls and wall mounted chrome thermostatic shower, LED spotlights, extractor fan and shaving point.

BEDROOM TWO 9'8" x 11'9" (2.94m x 3.59m) with front aspect uPVC double glazed windows, central heating radiator, ceiling mounted lights, built-in storage cupboard and built-in over stairs bulk head.

MAIN HOUSE BATHROOM with hand wash basin and pedestal, low level flush wc, white panelled bath with central mixer tap, part tiled walls, LED spotlights, electric shaving point, extractor fan and central heating radiator.

OUTSIDE

To the rear is a garden mainly laid to lawn with access through to parking area with garage and parking space available. To the front is a small buffer garden, which is low maintenance and provides pedestrian access onto Albert Road.

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.

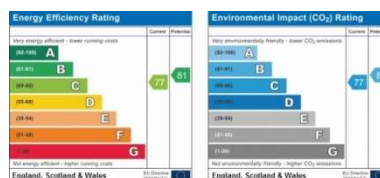
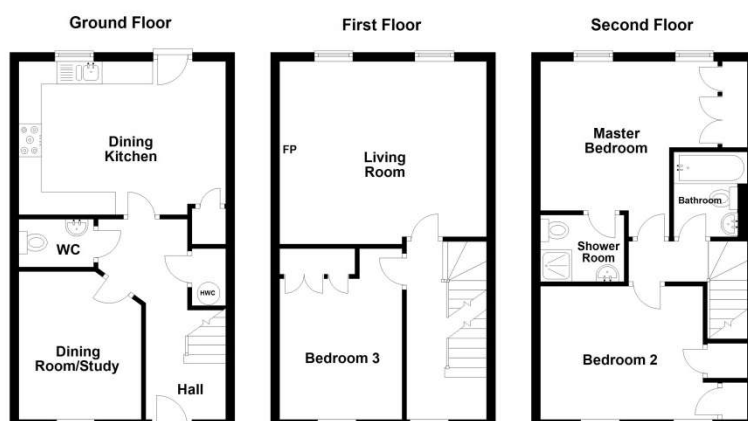
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in December 2023.



IMPORTANT NOTICES

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