



53 BABWORTH ROAD RETFORD

A well presented three bedroom semi detached older style property in good central location accessible to town centre and railway station. Good sized lounge, kitchen dining room, good sized garden, parking for 3/4 cars and detached single garage. Viewing recommended.

£200,000

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BROWN & CO

Property and Business Consultants

53 BABWORTH ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 7NJ

LOCATION

Babworth Road is located on the periphery of Retford town centre but within comfortable walking distance of its amenities including schools for all age groups, mainline railway station with links to the London to Edinburgh intercity line. The A1 is to the west providing links to the wider motorway network. Kings Park and the Chesterfield Canal are also accessible for good country walks.

DIRECTIONS

From our offices on Grove Street, proceed through the Market square. At the end of Bridgeway, take the first left at the roundabout onto Hospital Road and drive out of Retford. At the large roundabout by Retford Oaks Academy, take the first left onto Babworth Road and pull into the layby and No 53 is opposite on the right hand side.

ACCOMMODATION

Part glazed composite front door into

GOOD SIZED ENTRANCE HALL oak coloured solid wood flooring, stairs to first floor landing with under stairs storage cupboard. Period style skirtings and door architraves, part glazed door to

LOUNGE 13'8" x 11'3" (4.20m x 3.45m) front aspect double glazed half square bay window, period style skirting boards, wall mounted log effect gas fire, TV point.

KITCHEN DINING ROOM 17'8" x 11'5" (5.42m x 3.49m) the kitchen area has a side aspect double glazed window, good range of cream coloured base and wall mounted cupboard and drawer units with 1 ¼ stainless steel sink drainer unit and mixer tap, integrated fridge and freezer, built in electric stainless steel oven with four ring gas hob and stainless steel and Perspex extractor canopy over, part tiled walls, wood effect working surfaces, space and plumbing for washing machine, spotlights, cupboard housing the wall mounted gas fired central heating combination boiler. The dining area has double glazed French doors into the garden, telephone point, storage cupboard, recessed fireplace.

FIRST FLOOR

GALLERY STYLE LANDING side aspect obscure double glazed window.

BEDROOM ONE 13'8" x 11'5" (4.20m x 3.49m) front aspect double glazed square bay window with views to the front, period style skirtings.

BEDROOM TWO 11'5" x 10'2" (3.49m x 3.12m) rear aspect double glazed window with views to the rear garden, period style skirtings, TV point.

BEDROOM THREE 8'4" x 6'8" (2.55m x 2.07m) front aspect double glazed window with views to the front garden, period style

skirtings.

BATHROOM 7'4" x 6'10" (2.26m x 2.13m) rear aspect obscure double glazed window. Three piece white suite with panel enclosed bath with independent electric shower over and glazed screen, low level wc, wall mounted hand basin and mixer tap, majority tiled walls, access to roof void.

OUTSIDE

The front garden is hedged and fenced to all sides and is mainly lawned with some established shrubs. There is a long driveway with space for two vehicles and wrought iron gates leading to the inner driveway with space for one further vehicle which in turn leads to **DETACHED SINGLE CONCRETE SECTIONAL GARAGE** with metal up and over door, power, light and side window.

The main garden is of a good size and hedged and fenced. Good sized patio with external water supply and lighting. The garden is mainly lawned with two railway sleeper edged curved shrub borders and path to the rear of the plot to two sides of the garden.

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.

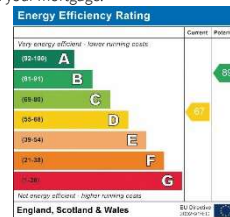
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 revised in January 2023



IMPORTANT NOTICES

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