## 3 bed terraced house to buy in

Albert Road, Retford, Nottinghamshire, DN22 6JB

# £80,000 Starting Bid

x 3 x 2

Tenure

**Freehold**

On Street parking

## Property features

- EPC Rating C

## Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

### Arrange a viewing

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Branch Manager
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- Flexible viewing slots
- Accompanied viewings

## Description

An extended 3-bedroomed, terraced property with yard , located within convenient walking distance of Retford town centre, train station and local amenities. The property has the benefit of double glazing, gas-fired central heating boiler replaced within last 12 months. Ideal for first time buyer or investor and offered with no onward chain.

Location - Albert Road is in an established residential area within convenient walking distance of Retford town centre, railway station, local shops and amenities.

The town has good communication links and is well placed for surrounding areas and major towns and cities – Doncaster (18.2miles), Lincoln (20.6miles), Newark (14.6 miles) and Sheffield (29.8miles), A1 at Ranby (3.7miles). All mileages are approximate.

The property is easily found when leaving Retford town centre from Carolgate bridge – turn right at the traffic lights onto Albert Road, continue past the left-hand turn on to Thrumpton Lane where the property can be found located on the left-hand side after a short distance, identified by our Sale board.

Accommodation -

Lounge - 3.66 x 3.66 (12'0" x 12'0") - Tiled feature fireplace, built in cupboard housing gas meter, dado rail, coving, radiator.

Inner Lobby - Understairs storage cupboard.

Dining Room - 3.67 x 3.50 (12'0" x 11'5") - UPVC double glazed window, radiator.

Kitchen - 3.76 x 1.75 (12'4" x 5'8") - One and half bowl sink unit set into worktops with cupboards and drawer below, wall cupboards, tiled splashback, radiator. Tile effect laminate floor. Electicity meter cupboard, uPVC double glazed window. Four ring gas hob with electric oven below.

Rear Hallway - Laminate tile effect floor, hardwood rear door.

Bathroom - 2.29 x 1.63 (7'6" x 5'4") - Panelled bath with T80 Triton electric shower over, tiled splashback, pedestal wash basin, low flush WC, Laminate flooring, radiator.

Stairs from Dining room to First Floor landing.

Bedroom 1 - 3.68 x 3.63 (12'0" x 11'10") - Radiator, walk in lobby cupboard with hanging rail. UPVC double glazed window, original cast iron feature fireplace.

Bedroom 2 - 3.51 x 2.54 (11'6" x 8'3") - Radiator, UPVC double glazed window, laminate floor. Built in cupboard housing Gas central heating boiler (Replaced within last 12 months).

Outside - The property has a low maintenance walled front buffer garden area, Enclosed rear yard with rear pedestrian access.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: Terraced House

Parking: On Street

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Lounge

*3.66m x 3.66m (12'0" x 12'0")*

UPVC Front door
Lounge 3.66m(12') x 3.66m(12' )
Tiled feature fireplace, built in cupboard housing gas meter, dado rail,coving,radiator

## Dining

*3.67m x 3.50m (12'0" x 11'5")*

Dining Room 3.67m(12') x 3.50m (11 ' 5")
UPVC double glazed window, radiator

## Kitchen

*3.76m x 1.75m (12'4" x 5'8")*

Kitchen 3.76m(12' 4") x 1.75m(5'8 ")
One and half bowl sink unit set into worktops with cupboards and drawer below, wall cupboards, tiled splashback, radiator. Tile effect laminate floor.Electicity meter cupboard,UPVC double glazed window. Four ring gas hob with electric oven below.

## Rear Hall

Rear Hallway- Laminate tile effect floor, hardwood rear door.

## Bathroom

*2.29m x 1.63m (7'6" x 5'4")*

Bathroom 2.29m(7' 6") x 1.63m(5' 4")
Panelled bath with T80 Triton electric shower over, tiled splashback, pedestal wash basin, low flush WC, Laminate flooring, radiator

## Bedroom 1(Front)

*3.68m x 3.63m (12'0" x 11'10")*

Bedroom 1(Front) 3.68m(12'") x 3.63m(11'11 ")
Radiator, walk in lobby cupboard with hanging rail. UPVC double glazed window, original cast iron feature fireplace

## Inner Landing

First Floor landing

## Bedroom 2(Rear)

*3.51m x 2.54m (11'6" x 8'4")*

Bedroom 2(Rear) 3.51m (11‘6 ”) x 2.54m(8‘4 ”)
UPVC double glazed window, radiator, built in cupboard.

## Bedroom 3(Rear)

*3.72m x 1.70m (12'2" x 5'6")*

Bedroom 3(Rear) 3.72m(12‘2 ”) x 1.70m(5 ‘6”)
Radiator, UPVC double glazed window, laminate floor. Built in cupboard housing Gas central heating boiler

## Outside

The property has a low maintenance walled front buffer garden area, Enclosed rear yard with rear pedestrian access

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..
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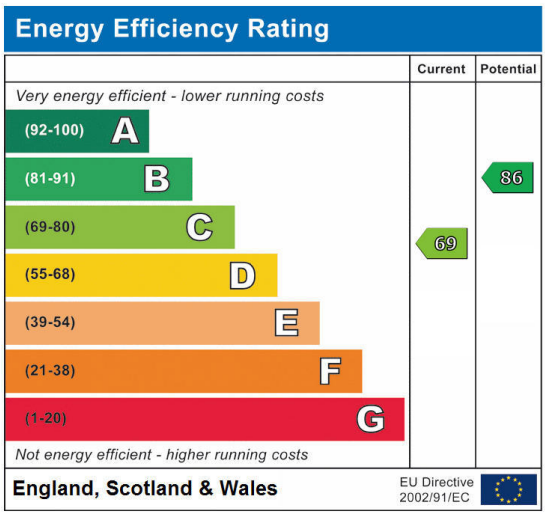


Albert Road, Retford, Nottinghamshire, DN22 6JB

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk**

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