



## 188 OLLERTON ROAD RETFORD

A good sized three bedroom detached family home being sold for the first time since being built in 1982. The property benefits from a good sized lounge leading into the dining room which overlooks and leads into the garden. There is a separate kitchen, attached single garage as well as a utility room and cloakroom at the rear of the property. There are three good sized bedrooms as well as an enclosed rear garden, additional parking and being offered for sale with no onward chain. The property offers scope for additional extension, subject to usual planning consent.

**£275,000**

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**BROWN & CO**

Property and Business Consultants

# 188 OLLERTON ROAD, RETFORD, DN22 7FE

## LOCATION

The property enjoys frontage to Ollerton Road towards the southern boundary of the town. Local amenities to the Ordsall area are on hand, delivering schooling, shops, public houses, bus route etc. There are excellent transport links on hand, with the A1 in comfortable reach placing the wide motorway network within a comfortable distance. Retford has a direct rail service to London Kings Cross (approx. 1 hour 30 minutes).

## DIRECTIONS

What3words:///robe.dwell.level

## ACCOMMODATION

Double glazed door with matching double glazed windows into

**ENTRANCE PORCH** tiled flooring, lighting.

**HALLWAY** stairs to first floor landing. Central heating thermostat. Telephone point.

**LOUNGE 13'6" x 13'5" (4.15m x 4.12m)** front aspect double glazed window. Feature polished wood fire surround with coal effect gas living flame fire set on marble effect raised hearth and matching insert. TV and telephone points. Archway to

**DINING ROOM 10'5" x 9'6" (3.20m x 2.92m)** double glazed sliding patio doors leading into and overlooking the garden.

**KITCHEN 9'6" x 8'9" (2.93m x 2.72m)** rear aspect double glazed window. A good range of base and wall mounted cupboard and drawer units, single stainless steels sink drainer unit. Space and plumbing below for slimline dishwasher. Built in Neff electric oven and grill. Integrated fridge. Working surfaces, part tiled walls. Laminate flooring. Cupboard to under stairs storage. Door to

**UTILITY ROOM 9'3" x 5'8" (2.82m x 1.76m)** part glazed UPVC door leading into the garden, double glazed window. Base unit, single stainless steel sink drainer. Space and plumbing for washing machine and one small further appliance. Additional working surfaces. Wall mounted gas fired central heating boiler with programmer. Return door into garage.

**SEPARATE WC** side aspect obscure double glazed window. White low level wc.

## FIRST FLOOR

**LANDING** side aspect double glazed window. Access to roof void. Built in airing cupboard with factor lagged hot water cylinder, fitted immersion and shelving.

**BEDROOM ONE 12'4" x 10'7" (3.78m x 3.26m)** front aspect double glazed window. TV point.

**BEDROOM TWO 10'8" x 10'7" (3.28m x 3.26m)** rear aspect double glazed window. TV aerial lead.

**BEDROOM THREE 9'0" x 8'8" (2.77m x 2.69m)** front aspect double glazed window. Built in single bed base.

**BATHROOM** obscure rear aspect double glazed window. Four piece white suite comprising panel enclosed bath with mixer tap. Corner tile enclosed shower cubicle with glazed screen and mains fed shower. Low level wc, pedestal hand basin with mixer tap. Tiled walls. UPVC panelled ceiling. Extractor and spotlighting.

## OUTSIDE

The front garden is walled and hedged to all sides. Drop kerb giving access to the driveway providing parking for two vehicles and leads to **INTEGRAL SINGLE GARAGE** with up and over door, power and light. The front garden is lawned with established shrub borders. Pathway to the side leading to the rear of the property.

The rear garden is hedged and fenced with a full width paved patio, external lighting and water supply. A good area of lawn and to the rear of the plot is a timber shed (in need of some attention).

## 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.

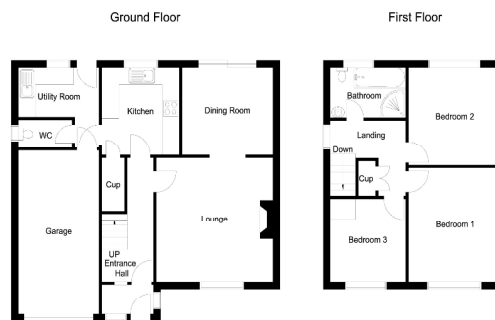
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 May 2024.



## IMPORTANT NOTICES

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