



123 ORDSALL ROAD RETFORD

Being sold for the first time since new in 1966 is this three bedroom extended semi detached family home in this favoured residential location requiring some modernization. There is a front aspect south facing lounge as well as an extended rear aspect dining room sitting room. Larger than average detached single garage and good sized garden.

£195,000

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123 ORDSALL ROAD, RETFORD, DN22 7SJ

LOCATION

Ordsall Road is on the western side of Retford town centre with local amenities nearby on Ollerton Road with convenience stores, post office and public house. The local school is within comfortable walking distance and Retford town centre provides comprehensive shopping, leisure and recreational facilities. Mainline railway station on the London to Edinburgh intercity link and there is good access to the A1 linking to the wider motorway network.

DIRECTIONS

What3words///carry.buddy.maple

ACCOMMODATION

Covered entrance with UPVC **ENTRANCE PORCH** with obscure double glazed windows and half glazed door. Built-in storage cupboard and small paned glazed door to

ENTRANCE HALL with telephone point. Stairs to first floor landing. Double doors into

LOUNGE 15'2" x 11'4" (4.64m x 3.48m) front aspect double glazed picture window. Feature York stone fireplace with gas coal effect living flame fire. TV point, ceiling rose.

DINING ROOM/SITTING ROOM 19'8" x 10'4" (6.04m x 3.16m) side aspect double glazed windows and double glazed French doors leading into the garden. Sliding door into

KITCHEN 8'5" x 10'9" (2.59m x 3.32m) double glazed window with views to the garden. An extensive range of base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, built-in electric oven with four ring gas hob above and extractor over. Ample working surfaces, space for additional appliance. Wall mounted gas fired central heating boiler. Part tiled walls, ceramic tiled flooring, half glazed door and step down into

UTILITY ROOM 11'3" x 10'5" (3.45m x 3.19m) half glazed door into the garden and garage. Double glazed window, space and plumbing for washing machine. Single stainless steel sink drainer unit with cupboard below. Working surface. Additional range of base and wall mounted cupboard units. Ceramic tiled flooring, part tiled walls, wood clad panelled ceiling.

FIRST FLOOR

GALLERY STYLE LANDING side aspect double glazed window. Access to roof void. Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion and shelving above.

BEDROOM ONE 11'5" x 10'4" (3.49m x 3.16m) front aspect double glazed window. A good range of built-in wardrobes with ample

hanging and shelving space. Telephone point.

BEDROOM TWO 10'4" x 9'4" (3.18m x 2.87m) rear aspect double glazed window. Two sets of built-in double wardrobes with storage cupboards above.

BEDROOM THREE 8'6" x 8'0" (2.62m x 2.46m) front aspect double glazed window.

SHOWER ROOM 7'9" x 5'4" (2.41m x 1.64m) rear aspect obscure double glazed window. Corner fitted tile enclosed shower cubicle with mains fed shower and sliding glazed doors. Vanity unit with inset sink and low level wc with concealed cistern and range of cupboards below. Tiled walls and chrome towel rail radiator.

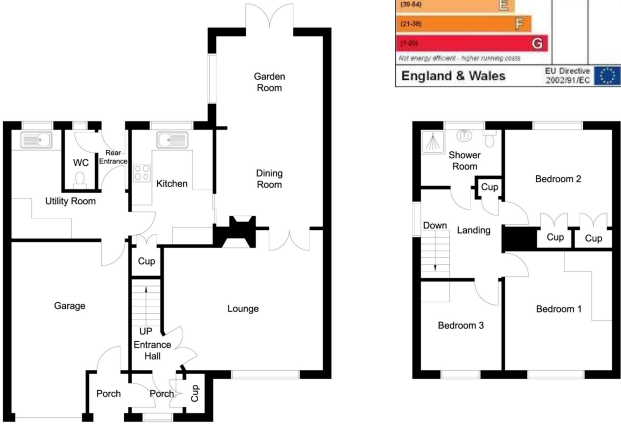
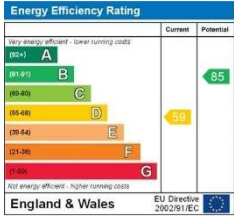
OUTSIDE

The front if open planned with a good area of lawn. Driveway with space for 2-3 vehicles leading to **ATTACHED SINGLE GARAGE 16'5" x 11'7" (5.04m x 3.57m)** with metal up and over door. Additional pedestrian door leading into the garage which is larger than average size, power and light, return door to utility room.

The rear garden is fenced to all sides. Paved patio and a good area of lawn. Well stocked and established shrub borders. Access by way of a covered area into the **inside/outside WC** with white low level wc.

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. These particulars were prepared in March 2025.



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