



13 STORCROFT ROAD RETFORD

An exceptionally well presented three bedroom Victorian villa in this small private road on the fringes of Retford town centre. The property benefits from the usual high ceilings, period style skirtings as well as two reception rooms, a modern kitchen, well tended and stocked rear garden.

£210,000

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13 STORCROFT ROAD, RETFORD, DN22 7EG

LOCATION

The property has the dual benefit of ready access into the town centre which hosts a full range of amenities, shopping, leisure, healthcare, etc., but also is convenient for edge of town countryside.

Transport links are excellent, with the A1(M) lying to the west, from which the wider motorway network is available and the town's rail station has a direct service into London Kings Cross (approx. 1 hour 30 minutes).

DIRECTIONS

What3words:///adjust.truck.reach

ACCOMMODATION

Shared arched entrance into the property. Part glazed UPVC door into

ENTRANCE HALL with stairs to first floor landing. Panelled door to

LOUNGE 14'2" x 12'0" (4.33m X 3.67m) measured to front aspect floor to ceiling double glazed bay window. Recessed modern contemporary log effect gas fire. Period skirtings, TV and telephone points.

DINING ROOM 12'0" x 12'9" (3.66m x 3.92m) rear aspect double glazed window with leaded light insert overlooking the rear garden. Feature oak fire surround with coal effect gas fitted fire with back boiler, marble hearth and insert. Original built in storage cupboards, under stairs storage. Period style skirtings, telephone point. Door to

KITCHEN 11'8" x 7'3" (3.61m x 2.21m) side aspect double glazed window. UPVC door leading to the garden. A good range of wood fronted base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine, space for upright fridge freezer. Built-in Bosch electric oven, four ring gas hob with extractor above. Ample working surfaces, part tiled walls, tiled flooring, recessed lighting, spotlighting. Door to

BATHROOM 8'8" x 5'5" (2.68m x 1.66m) side aspect obscure double glazed window with leaded light insert. Three piece coloured suite with P-shaped panel enclosed bath, glazed shower screen and electric shower with handheld attachment. Pedestal hand basin with mixer tap, low level wc. Ceramic tiled flooring, tiled walls, recessed lighting, chrome towel rail radiator, wall mounted mirror with light. Extractor.

FIRST FLOOR LANDING with access to roof void. Built in shelved floor to ceiling cupboard.

BEDROOM ONE 12'0" x 11'9" (3.67m x 3.62m) front aspect double glazed window. Period skirtings, contemporary radiator, telephone point.

BEDROOM TWO 12'9" x 8'0" (3.93m x 2.44m) rear aspect double glazed leaded light window with views to the garden. Over stairs cupboard with light and shelving. Wall light point.

BEDROOM THREE 11'9" x 6'10" (3.62m x 2.13m) rear aspect double glazed leaded light window overlooking the garden. Built-in airing cupboard with hot water cylinder and shelving. TV point and spotlight.

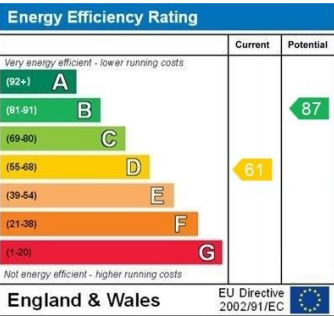
OUTSIDE

The front garden is screened to the front with established hedging. Shared path leading to the property and the rear garden. The front garden does have some established shrubs.

The rear garden is walled and fenced to all sides. External water supply and lighting. Brick outbuilding/shed. There is an additional garden which is hedged and fenced with established shrubs and flower beds and borders. A good area of lawn. To the rear of the plot there is space for a small timber shed.

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 prepared in May 2025.



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