



69 ALBERT ROAD RETFORD

A modernised two double bedroom Victorian terraced house close to the town centre and railway station. Open planned kitchen/dining room, sitting room with log burner and southerly facing garden.

£125,000

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BROWN & CO

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69 ALBERT ROAD, RETFORD,
NOTTINGHAMSHIRE DN22 6HZ

LOCATION

Albert Road is withing comfortable walking distance of Retford town centre with its comprehensive, shopping, leisure and recreational facilities, with the Chesterfield Canal close by offering walks to adjoining parks and countryside. The mainline railway station is nearby by and is on the London to Edinburgh Inter City Line.

DIRECTIONS

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ACCOMMODATION

Shared pathway into covered entrance and with personal wooden door to no. 69 leading directly into the

ENTRANCE HALL dog legged turning staircase to the first floor, under stairs cupboard, period style skirtings and door to

LOUNGE 11'8" x 11'5" (3.59m x 3.49m) front aspect double glazed window, recessed brick fireplace with fitted log burner, TV point.

DINING ROOM 11'10" x 11'6" (3.64m x 3.53m) rear aspect double glazed window, laminate flooring, period skirtings, opening to

KITCHEN 12' x 7'9" (3.66m x 2.39m) side aspect double glazed window, French doors to the garden and additional UPVC door to the side. A good range of handleless white high gloss base and wall mounted cupboard and drawer units, space for free standing cooker, integrated washing machine, space for upright fridge freezer, additional space for one added appliance. Ample working surfaces, tiled flooring, spotlight, inset sink with mixer tap.

FIRST FLOOR LANDING access to roof void, original skirtings.

BEDROOM ONE 11'6" x 9'8" (3.52m x 2.97m) front aspect double glazed window. TV aerial lead.

BEDROOM TWO 11'4" x 9'6" (3.47m x 2.92m) rear aspect double glazed window, built-in cupboard with recently installed gas fired combination boiler. TV lead.

SHOWER ROOM 11'6" x 6'6" (3.53m x 2.00m) rear aspect obscure double glazed window. A good sized tile enclosed shower cubicle with mains fed shower and glazed screen. Pedestal hand basin with mixer tap, low level WC, chrome towel rail radiator and spotlighting.

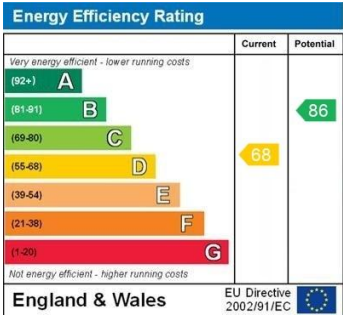
OUTSIDE

Buffer style walled front garden with shingled area for low maintenance. The shared alleyway gives access to the rear garden by way of a wooden gate. Space for bin storage and gate leading to the garden which is fenced and walled to all sides. Raised

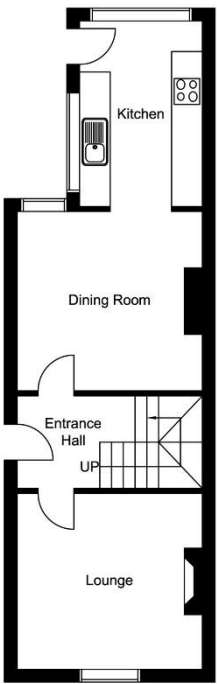
decking, a good area of lawn and with some established shrub borders.

GENERAL REMARKS & STIPULATIONS

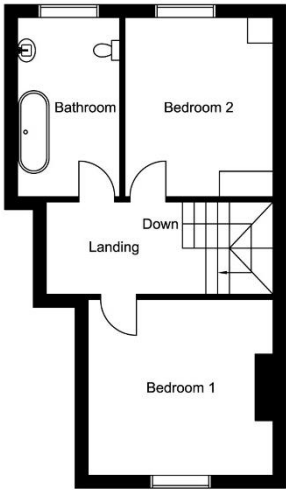
Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.
Services: Please note we have not tested the services or any of the equipment or appliances in this property, 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.
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These particulars were prepared in November 2025.



Ground Floor



First Floor



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