



## 61 Windsor Road

, Retford, DN22 7QU

**Offers In The Region Of £160,000**



2 BEDROOM SEMI DETACHED HOME - IDEAL FIRST TIME PURCHASE OR INVESTMENT - MODERN BATHROOM - LARGE REAR GARDEN - OFF STREET PARKING FOR TWO VEHICLES - SPACIOUS LOUNGE DINER - EPC : E - COUNCIL TAX BAND - A





Description

This very well presented property is located in Hallcroft, Retford. Hallcroft is on the northern fringes of Retford town centre with local amenities and convenience store on nearby Hallcroft Road. There is a co-op, Greggs and bus services available on North Road and schools for all age groups within comfortable walking distance. Retford town centre has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 is accessible as well as countryside walks via the Chesterfield Canal towpath.

Internally, this property begins in the welcoming entrance hall which provides access into the spacious lounge diner which is of a dual aspect and features and open fireplace and double French doors leading out into the rear garden. The kitchen is fitted with an integrated double oven and separate electric hob. To the first floor, you will find bedroom one which is spacious with two windows allowing plenty of natural light through and a storage cupboard. Bedroom Two is also a double with a cupboard housing the heating system.

Externally, the commodious rear garden is mostly laid to lawn with a patio area and an outbuilding. To the front of the property, there is a driveway offering parking access for one vehicle and a small patch of grass.

To book a viewing, give us a call on 01777 712611.

Lounge Diner

Kitchen

Bedroom One

Bedroom Two

Bathroom

General Remarks & Stipulations

Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.

Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising 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.

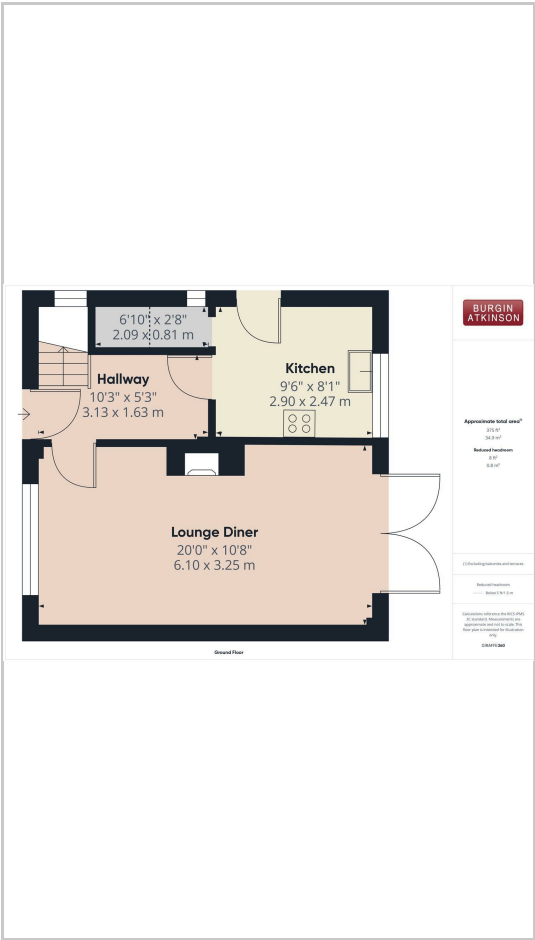
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

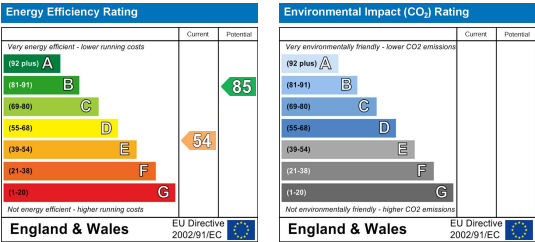
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.