



19-21a Albert Road, Retford, DN22 6JB

 5  3  4



£165,000



This is a unique opportunity for investors or developers. Consisting of Victorian properties features a house with THREE/FOUR BEDROOMS, a single bedroom house and adjacent first floor two-bedroom flat. Situated in a popular area that provides great access to the town centre and railway station.





19 Albert Road

RECEPTION HALL 2.21m x 3.8m (7'4" x 12'6")

Entered through a uPVC double-glazed front entrance door. Stairs leading to the first floor with understair storage cupboard, double panel radiator, wall mounted electric consumer unit.

SITTING ROOM 3.95m x 5.07m (13'0" x 16'7")

Upvc double glazed window to front aspect, panel radiator, door leading to:

PLAY ROOM/BEDROOM FOUR 2.4m x 3.95m (7'11" x 13'0")

Upvc double glazed splayed bay window to front aspect, panel radiator.

KITCHEN 3.19m x 5.66m (10'6" x 18'7")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath stone effect roll top work surfaces with tiled splashback. Space and plumbing for washing machine, sink with drainer, uPVC double glazed window to right aspect and matching door to rear aspect, tiled floor covering.

1ST FLOOR-LANDING 1.22m x 3.43m (4'0" x 11'4")

Doors to bedrooms two and three as well as bathroom.

BEDROOM ONE 3.47m x 3.94m (11'5" x 12'11")

Upvc double glazed window to front aspect, panel radiator, open storage cupboard.

BEDROOM TWO 2.32m x 3.92m (7'7" x 12'11")

Upvc double glazed window to front aspect, panel radiator.

BEDROOM THREE 2.48m x 3.57m (8'1" x 11'8")

Upvc double glazed window to front aspect, panel radiator, open cupboard housing gas fired central heating boiler.

BATHROOM 1.92m x 3.84m (6'4" x 12'7")

Three-piece suite consisting of panel bath, wash hand basin with toiletry storage below and low-level flush w.c. Upvc double glazed obscure window to rear aspect, tiled walls to half height (full height to the area of bath) with complementary tiled floor covering, base and wall units consisting of cupboards.





NEWTON  
FALLOWELL





## 21 Albert Road

A property with a blend of practical features and potential, beginning with a welcoming reception hall featuring timber-effect flooring and access to a cellar, leading to a lounge with double-glazed windows and an electric heater, a kitchen with ample storage and space for an electric cooker, an inner hallway with tiled flooring and an electric towel radiator, a bathroom equipped with essential amenities, and a bedroom with built-in wardrobes and from double-glazed windows, offering a solid foundation for comfortable living and the opportunity for further development.

### Reception Hall 3.92m x 1.96m (12'11" x 6'5")

A double glazed, obscure front entrance door leads into the reception hall, which features timber effect flooring. A staircase rises to the first floor, and a door provides access to the cellar area.

### Lounge 3.92m x 3.69m (12'11" x 12'1")

The lounge benefits from double glazed windows to the front and right aspects. A wall-mounted electric heater.

### Kitchen 3.75m x 7.74m (12'4" x 25'5")

The kitchen features a double glazed window to the right aspect and partially timber effect flooring. A range of base and wall units, including cupboards, are complemented by roll-top work surfaces and a single bowl sink and drainer. Space and an electrical supply are available for a cooker.

### Hallway

The hallway is finished with tiled flooring and features an electric towel radiator.

### Bathroom 2.05m x 2.92m (6'8" x 9'7")

The bathroom comprises a panel bath, a low-level, dual flush WC, and a pedestal wash hand basin. A double glazed, obscured window to the rear aspect provides privacy. A hot water storage tank and an electric towel radiator are also installed.

### Bedroom 3.92m x 3.73m (12'11" x 12'2")



The bedroom is illuminated by double glazed windows to the front and right aspects and includes built-in wardrobe units with hanging rails.

#### 21a Albert Road

This property offers modern convenience within a traditional setting. The entrance hall provides access to all accommodation. The kitchen boasts a range of base and wall units with ample work surface space, a stainless steel sink, and provision for an upright fridge/freezer. Upstairs, two bedrooms are fitted with wall-mounted electric heaters and a shower room.

#### Main Hallway

The main hallway features a wall-mounted electric consumer unit and provides access to all accommodation.

#### Kitchen 3.19m x 2.38m (10'6" x 7'10")

The kitchen boasts a double glazed window to the rear aspect. It is equipped with a range of base and wall units, including cupboards, complemented by a roll-top work surface, a single bowl stainless steel sink and drainer, and space for an upright fridge freezer.

#### Bedroom One 2.7m x 2.79m (8'11" x 9'2")

Bedroom one benefits from a double glazed window to the rear aspect and a wall-mounted electric heater.





### Bedroom Two 2.5m x 3.19m (8'2" x 10'6")

Bedroom two features a double glazed window to the front aspect and a wall-mounted electric heater.

### Sitting Room 3.8m x 3.51m (12'6" x 11'6")

The sitting room is illuminated by a double glazed window to the front aspect and features a wall-mounted electric heater.

### Shower Room 1.95m x 3.55m (6'5" x 11'7")

The shower room features a double glazed, obscured window to the right aspect. It includes a shower enclosure with an electric Triton shower, a low-level flush WC, and a pedestal wash hand basin.

### Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

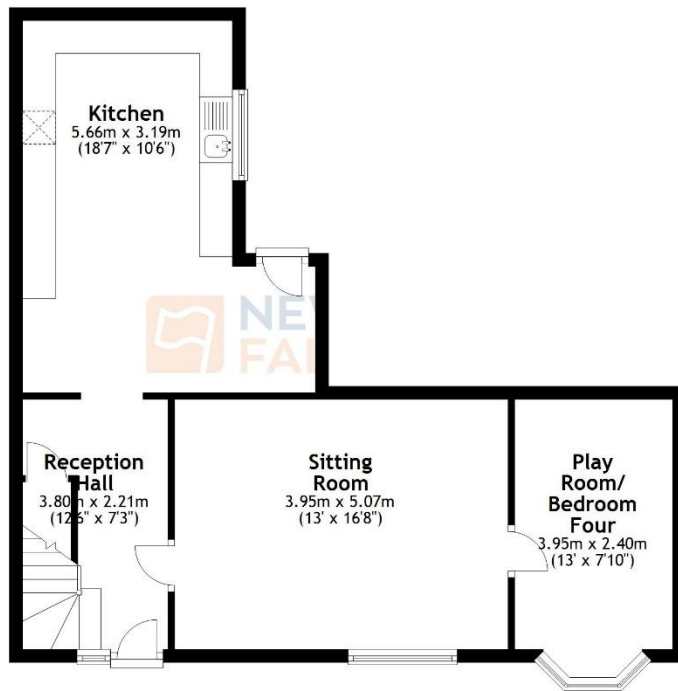
### Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



# 19 Albert Road

Ground Floor



First Floor

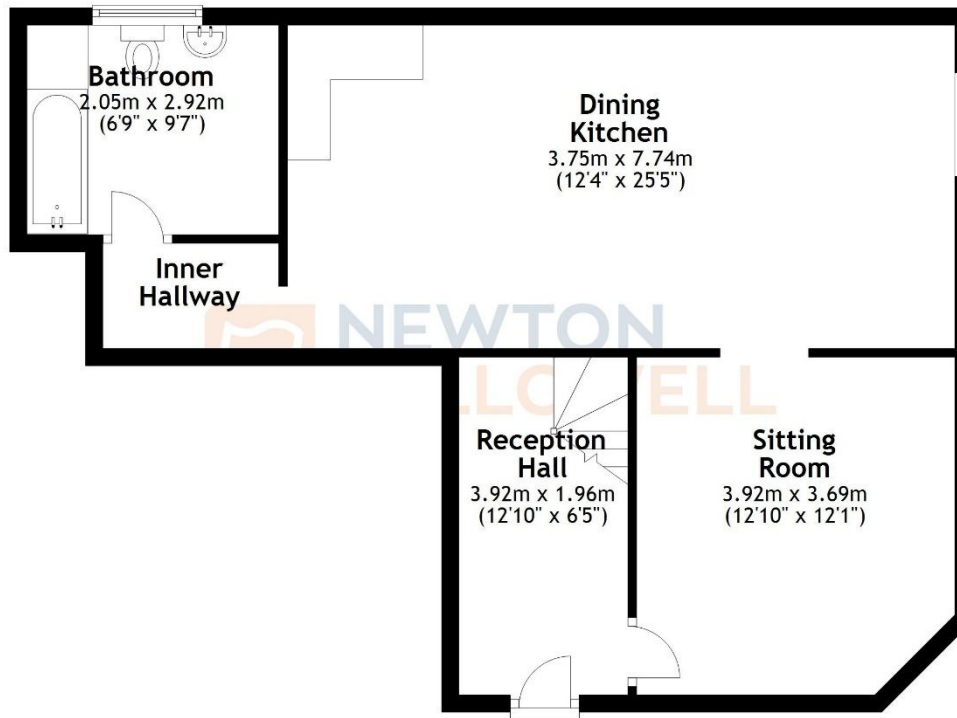


Total area: approx. 110.0 sq. metres (1184.2 sq. feet)

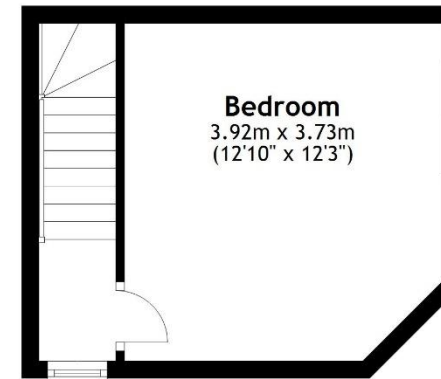


# 21 Albert Road

## Ground Floor



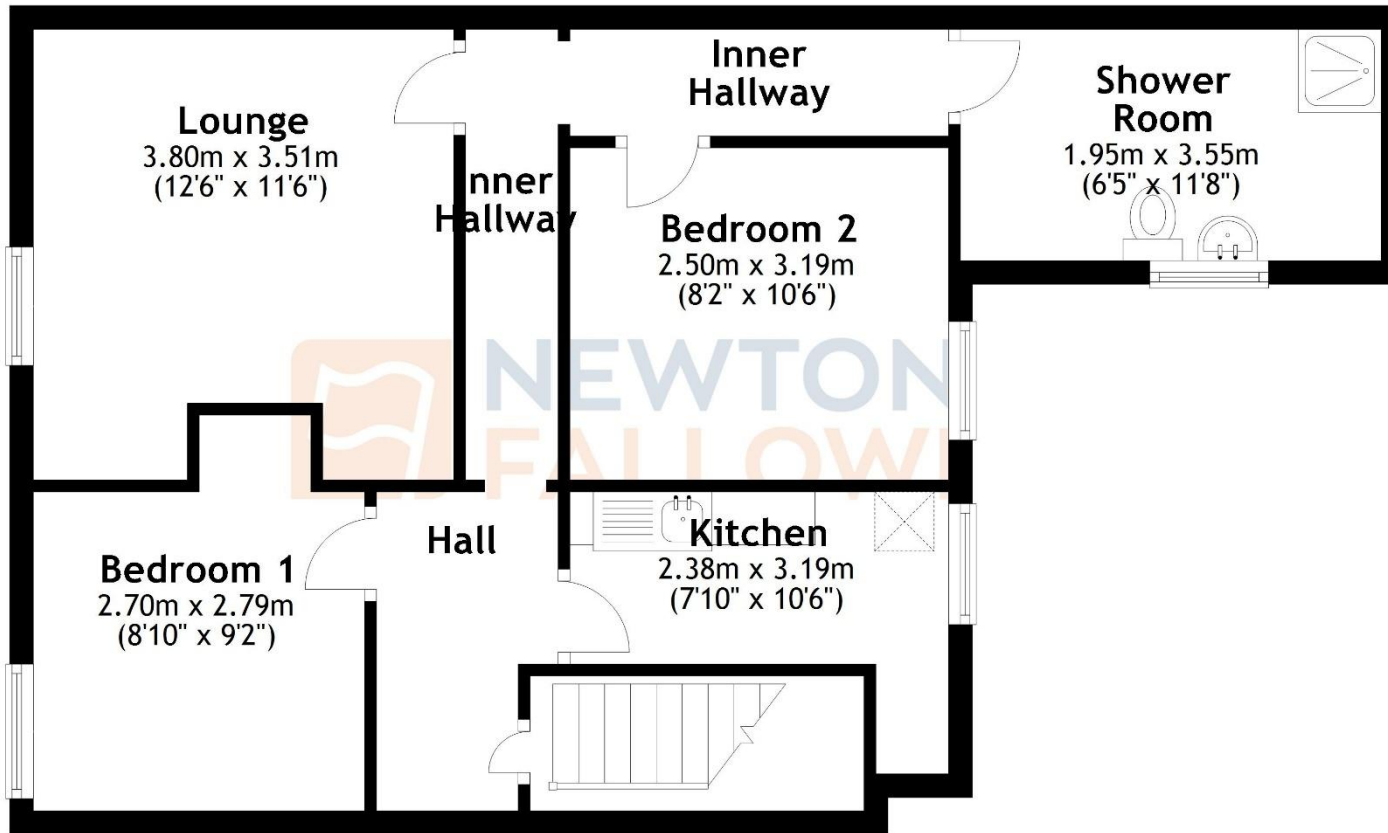
## First Floor



Total area: approx. 78.7 sq. metres (847.0 sq. feet)

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## First Floor

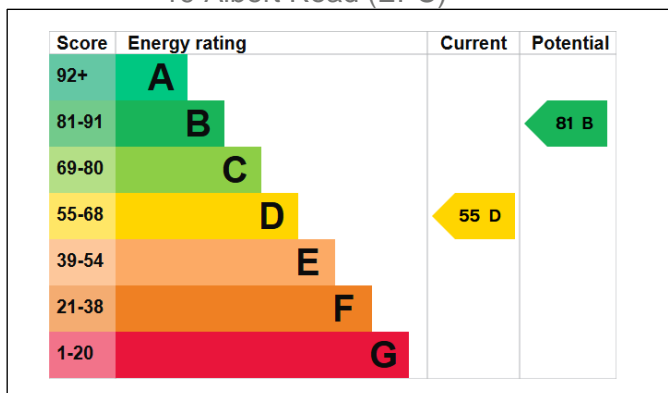


Total area: approx. 56.2 sq. metres (605.0 sq. feet)

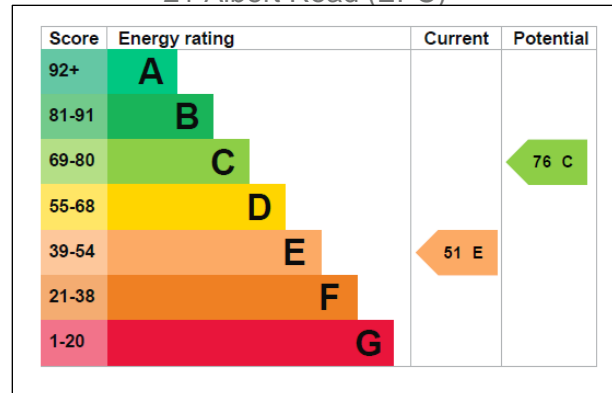




19 Albert Road (EPC)



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