



129 Ollerton Road, Retford, DN22
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£135,000

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This is a great opportunity to acquire a three-bedroom home situated on Ollerton Road, conveniently located for accessing local amenities including convenience stores, Ordsall Primary School and two public houses. The property is sold with tenants in situ and is achieving £600pcm. The accommodation consists of a sitting room, kitchen, three bedrooms and bathroom, as well as an enclosed garden to the rear and an excellent sized driveway to the front aspect.





RECEPTION HALL

1.23m x 1.02m (4'0" x 3'4")

Timber floor covering, double glazed front entrance door, double panel radiator, staircase leading to 1st floor.

SITTING ROOM

4.26m x 3.93m (14'0" x 12'11")

Double panel radiator, double glazed window to front aspect, timber effect floor covering, ceiling mounted downlights.

KITCHEN

5.26m x 2.54m (17'4" x 8'4")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath concrete effect work surfaces with tiled splashback. Appliances include a 'Lamona' four-ring hob as a 'Lamona' assisted oven. The kitchen also has a single bowl stainless steel sink and drainer, a full height cupboard which houses the 'Ideal' gas-fired central heating boiler, a double-glazed door to the rear aspect and further window to rear aspect, space and plumbing for a washing machine, a tiled floor covering as well as a panel radiator.

1ST FLOOR-LANDING

2.26m x 1.83m (7'5" x 6'0")

Hatch accessing roof space, doors leading to all first-floor accommodation.

BEDROOM ONE

4.07m x 2.98m (13'5" x 9'10")

Window to front aspect, double panel radiator.

BEDROOM TWO

3.36m x 2.44m (11'0" x 8'0")

Window to rear aspect, double panel radiator.

BEDROOM THREE

2.70m x 2.15m (8'11" x 7'1")

Window to front aspect, double panel radiator.

BATHROOM

1.82m x 1.37m (6'0" x 4'6")

Panel bath with mains fed shower above, wash hand basin with toiletry storage below, low-level dual flush w.c., obscure glazed window to rear aspect, tiled floor covering and decorative tiled walls, chrome style towel radiator.

GARDENS & GROUNDS

The property can be accessed off Ollerton Road via the driveway to the front aspect, which is suitable for parking multiple vehicles. The garden to the rear features a patio area, an artificial lawned area and is enclosed behind fencing to all aspects.

TENURE

Freehold

COUNCIL TAX

Band A

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.

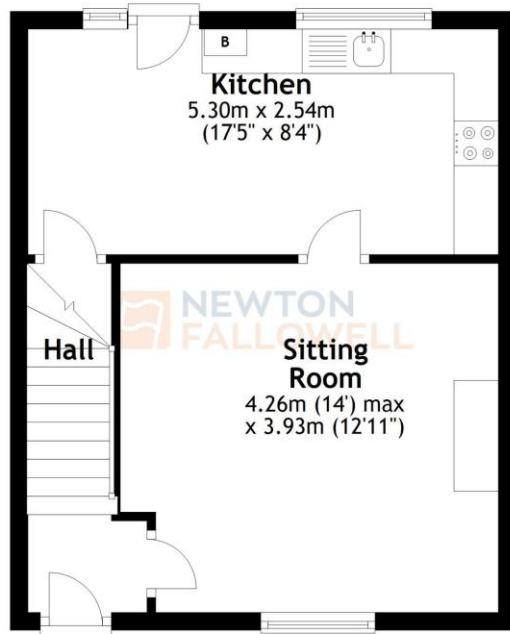
DISCLAIMER

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.

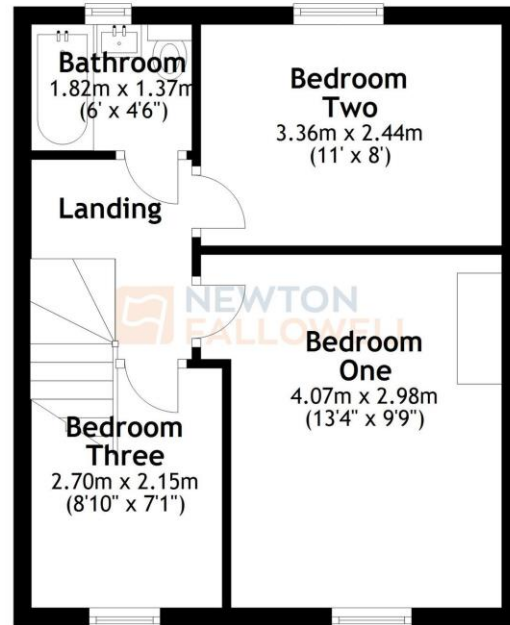


Floorplan

Ground Floor



First Floor



Total area: approx. 69.5 sq. metres (747.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



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