



102 WEST HILL ROAD RETFORD

A good sized, older style three bedroom terraced property requiring some cosmetic attention and provides the scope to remove the wall between the kitchen and dining room, subject to building regulations, to have a dual aspect kitchen dining room. Other benefits include a dual aspect sitting room, hardstanding to the front and a good sized rear garden with two brick outbuildings.

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BROWN & CO

Property and Business Consultants

£145,000

102 WEST HILL ROAD, RETFORD, DN22 7SG

LOCATION

West Hill Road is a popular residential location which is accessible to the town centre offering comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. There are schools for all age groups nearby as well as good access to the open countryside and the A1 is to the west which links to the wider motorway network.

DIRECTIONS

What3words///quest.light.lost

ACCOMMODATION

Part glazed UPVC door to

ENTRANCE HALL stairs to first floor landing.

LIVING ROOM 18'3" x 9'9" (5.57m x 3.02m) front aspect double glazed picture window and rear aspect double glazed sliding patio doors leading into and overlooking the rear garden. Feature stone fireplace with wooden mantle and display niches, gas fire (not tested) on raised tiled hearth. Ornate cornicing and ceiling roses. TV and telephone points.

DINING ROOM 12'2" x 9'0" (3.71m x 2.78m) front aspect double glazed picture window. Brick fireplace with wooden mantle and fitted gas fire (not tested) on slabbed hearth. Telephone point, ornate cornicing.

KITCHEN 12'3" x 6'0" (3.76m x 1.84m) rear aspect double glazed window, half glazed UPVC door leading into the garden. A range of base and wall mounted cupboard and drawer units, ample working surfaces, single stainless steel sink drainer unit, space and plumbing below for washing machine, space for free standing cooker. Under stairs storage cupboard housing an upright fridge freezer, part tiled walls, wood laminate flooring, large extractor.

FIRST FLOOR

LANDING access to roof void. Rear aspect double glazed window. Built-in cupboard housing the recently installed (2022) gas fired central heating combination boiler.

BEDROOM ONE 12'8" x 10'0" (3.90m x 3.06m) front aspect double glazed window. Over stairs storage cupboard.

BEDROOM TWO 14'0" x 8'2" (4.31m x 2.49m) measured to front of range of floor to ceiling built-in wardrobes with hanging and shelving space. Front aspect double glazed window with a

BEDROOM THREE 8'5" x 7'9" (2.58m x 2.42m) rear aspect double

glazed window with views to the garden.

BATHROOM rear aspect obscure double glazed window. Wood panel enclosed bath with Triton T80si electric shower over, vanity unit with inset sink and cupboard below. Tiled walls.

SEPARATE WC rear aspect obscure double glazed window. White low level wc.

OUTSIDE

The front is well stocked and established, fenced and walled. Double wrought iron gates giving access to paved hard standing. The garden is a cottage style garden. A gate giving pedestrian access between 102 and 104 West Hill Road which then leads via a gate into the rear garden.

The rear garden is of a good size and is fenced. Split level paved patio, two brick outbuildings. The garden is well stocked and established and has a good variety of shrubs and trees and offers a nice degree of seclusion.

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.

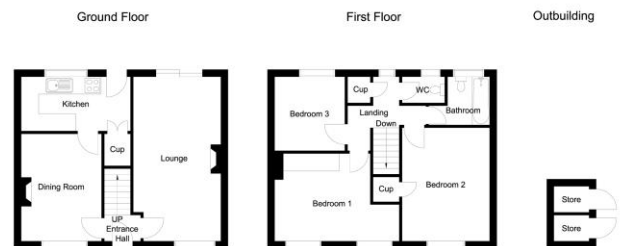
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

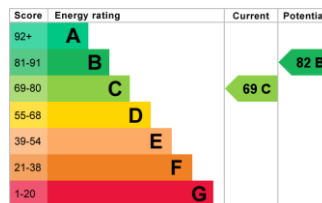
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

These particulars were prepared in April 2026.



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