



Morley Avenue, Retford

£160,000 Freehold

• NO UPWARD CHAIN • Well-Presented THREE BEDROOM Mid-Terrace Property • All UPVC Double-Glazed Windows Recently Replaced in December 2024 with FENSA Certificate • Ideal for First-Time Buyers or Investors • Expected Gross Rental Yield of 7.12% if Purchased at the Asking Price • Fully Enclosed, South-Easterly Aspect Rear Garden with Ample Outdoor Storage • Situated in a Quiet Cul-De-Sac within the Popular Residential Area of Hallcroft



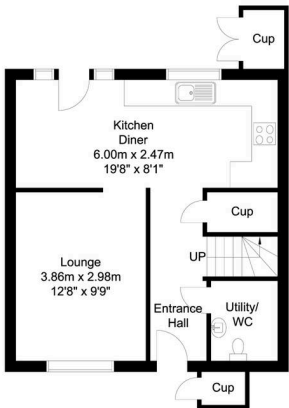
A great opportunity to acquire a well-presented THREE BEDROOM mid-terrace property, offering scope for extension, subject to the necessary planning consents. Ideal for first-time buyers or investors, the living accommodation briefly comprises an entrance hall, modern kitchen diner, lounge, handy ground floor WC/ utility area, principal bedroom, two further bedrooms, and a well-appointed family bathroom. The frontage sees a communal parking area, whilst a fully enclosed, south-easterly aspect garden and ample outdoor storage reside to the rear. Situated in a quiet cul-de-sac within the popular residential area of Hallcroft, 2 Morley Avenue enjoys easy access to Retford's wealth of everyday conveniences, recreational facilities, dining options, well-regarded schools for all ages, and excellent road and rail links. Viewings are highly recommended to fully appreciate the turnkey accommodation and prime town setting being offered for sale.



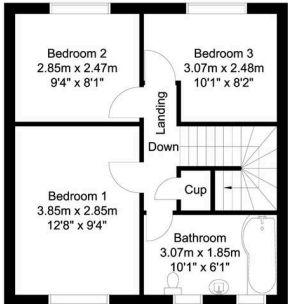
Council Tax band: A
 Tenure: Freehold
 EPC Energy Efficiency Rating: C



Ground Floor
 41 sq m/441.32 sq ft
 Approx.



First Floor
 39 sq m/419.79 sq ft
 Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2020