







# 49 CALEDONIAN ROAD
# RETFORD

A two bedroomed mid terraced Victorian property on the southern fringes of Retford town centre with two good sized reception rooms, galley kitchen and two double bedrooms, one of which has a four piece bathroom suite leading off. There is an enclosed rear garden and some cosmetic attention is required.

**£110,000**

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# 49 CALEDONIAN ROAD, RETFORD, DN22 7EQ

## LOCATION

The property is on the southern fringes of Retford town centre which provides comprehensive shopping, leisure and recreational facilities, along with schools for all age groups. The town centre also boasts a mainline railway station on the London to Edinburgh Inter City line.

## DIRECTIONS

What3words///gross.narrow.vets

## ACCOMMODATION

UPVC door to

LIVING ROOM 14'6" x 12'3" front aspect double glazed floor to ceiling bay window. Sandstone fire surround with slate hearth. Period skirtings, dado rail, wall light points.

INNER VESTIBULE with stairs to first floor landing,

DINING ROOM 12'3" x 11'10" double glazed window overlooking the rear garden. Recessed raised fireplace with tiled hearth, wall light points, under stairs storage cupboard, period skirtings.

KITCHEN 12'0" x 6'5" side aspect double glazed window. A good range of base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit, ample working surfaces, space and plumbing for washing machine, space for three further appliances. Part tiled walls, wall mounted gas fired central heating boiler. Half glazed door to rear garden.

FIRST FLOOR LANDING

BEDROOM ONE 12'3" x 11'10" rear aspect double glazed window. Period skirtings, steps and door to

BATHROOM11'9" x 6'5" side aspect obscure double glazed window. Four piece suite with corner panel enclosed bath, separate tile enclosed shower cubicle, pedestal hand basin, low level wc. Part tiled walls.

BEDROOM TWO 12'3" x 11'10" front aspect double glazed window. Over stairs cupboard. Access to roof void, period skirtings.

## OUTSIDE

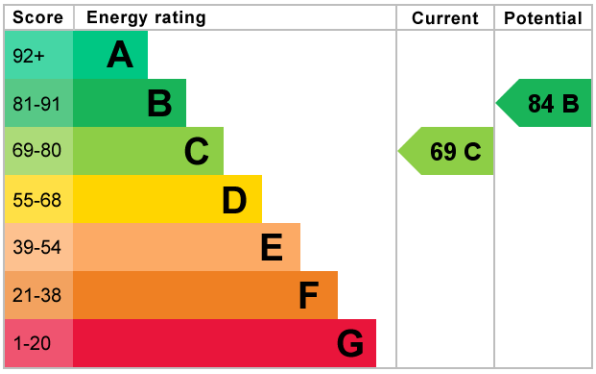
Fenced buffer style front garden.

The rear garden is walled and fenced, brick and paved patio areas. Area of lawn. Pedestrian access across numbers 51 & 53 for wheelie bins.

## 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.
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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.
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These particulars were prepared in October 2026.




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