



Grove Road, Retford

Offers in the Region of £165,000

• ****NO UPWARD CHAIN**** • Well-Balanced TWO DOUBLE BEDROOM Semi-Detached Property • Offering Excellent Potential & Scope for Extension- STPP • TWO RECEPTION ROOMS • Ample Indoor Storage • Private Driveway Accommodating Two Vehicles • Beautifully Presented Southerly Aspect Rear Garden, with Well-Tended Flowerbed Borders & Handy Garden Shed • Desirably Located Just Off the Highly Regarded London Road in Retford • Easy Access to a Wealth of Everyday Amenities, Leisure Facilities, Boutiques, Dining Options, & Schools for All Age Groups • Highly Convenient Road & Rail Links



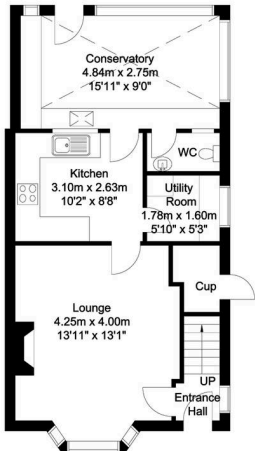
A well-balanced TWO DOUBLE BEDROOM semi-detached property, offering excellent scope for extension- STPP. Bursting with potential, the living accommodation briefly comprises an entrance hall, bright lounge, kitchen boasting integrated appliances, utility room, generous garden room, convenient ground floor WC, principal bedroom benefitting from ample integral storage, second bedroom, and a well-appointed bathroom. Outside, the frontage sees off road parking for two vehicles, whilst a beautifully presented southerly aspect garden resides to the rear, complemented by well-tended flowerbeds. Conveniently located just off the highly regarded London Road in the Georgian market town of Retford, Grove Road enjoys a wealth of everyday amenities, leisure facilities, boutiques, dining options, and excellent road and rail links in its locality. Bracken Lane Primary Academy is within comfortable walking distance. For secondary education, Retford Oaks Academy, having most recently achieved a good Ofsted rating, is just a brief drive away.



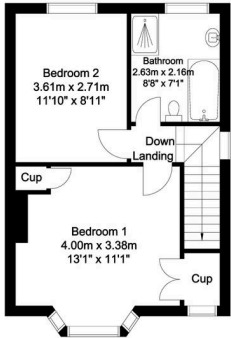
Council Tax band: A
 Tenure: Freehold
 EPC Energy Efficiency Rating: C



Ground Floor
 49 sq m/527.43 sq ft
 Approx.



First Floor
 36 sq m/387.50 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