



34 GROVE ROAD, RETFORD

An older style three bedroom semi-detached home requiring some cosmetic attention. Lounge, ground floor bathroom, established front and rear gardens. Potential for Off Road Parking (STP)

£145,000 Freehold

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BROWN & CO

Property and Business Consultants

34 GROVE ROAD, RETFORD, NOTTINGHAMSHIRE DN22 7JL

LOCATION

Grove Road is on the southern outskirts of Retford town centre which provides comprehensive shopping, leisure and recreational facilities, as well as a mainline railway station on the London to Edinburgh line. Schools for all age groups are accessible, as is open countryside. The A57 and A1 are within comfortable distance linking to the wider motorway network.

ACCOMMODATION

Part glazed composite door to entrance hall with stairs to the first floor landing. Door to

LOUNGE 15'5" x 12'5" (4.73m x 3.80m) front aspect double glazed window, wooden fire surround with fitted electric fire on raised hearth, tv and telephone points, electric storage heater, door to

KITCHEN 10' x 8'5" (3.06m x 2.60m) two rear aspect double glazed windows overlooking the garden. Wood effect base and wall mounted cupboard and drawer units, single stainless steel sink/drain unit with mixer tap, space and plumbing for washing machine and slimline dishwasher, space for upright fridge/freezer, part tiled walls, working surfaces, electric storage heater and half glazed door to garden. door to

LEAN TO 8'9" x 3'9" (2.70m x 1.20m) uPVC with double glazed windows half glazed door to the garden and polycarbonate ceiling.

BATHROOM 8'5" x 5'9" (2.59m x 1.79m) side aspect obscured double glazed window, three piece white suite with panel enclosed bath with electric shower over, pedestal hand basin, low level WC, part tiled walls, electric convactor heater.

FIRST FLOOR LANDING with side aspect double glazed window, access to roof void. Doors to

BEDROOM ONE 12'3" x 10'10" (3.74m x 3.34m) double glazed front aspect window, electric storage heater, airing cupboard housing factory lagged hot water cylinder.

BEDROOM TWO 11'7" x 8'6" (3.6m x 2.63m) rear aspect double glazed window with views to the garden, picture rail. Electric heater.

BEDROOM THREE 8'5" x 7'4" (2.59m x 2.26m) rear aspect double glazed window with views to the garden, electric heater.

OUTSIDE

FRONT is hedged and fenced to all sides. Good area of lawn and path to the front and side. Gate giving access to the
REAR GARDEN fenced to all sides, full width paved patio, external water supply. Large area of lawn and to the rear of the plot, two timber sheds.

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.

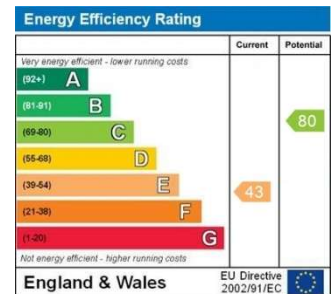
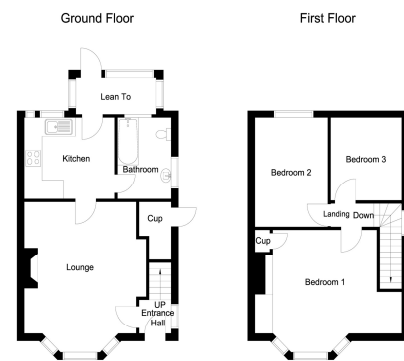
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

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 February 2026



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