



2a Ordsall Park Road, Retford

In Excess of £260,000

 **NEWTON FALLOWELL**

2a Ordsall Park Road

Retford

Detached bungalow in Retford, Nottinghamshire, offering two bedrooms, lounge diner, conservatory, garage with large driveway, private garden, bathroom with separate toilet, and EPC rating 'TBC'.

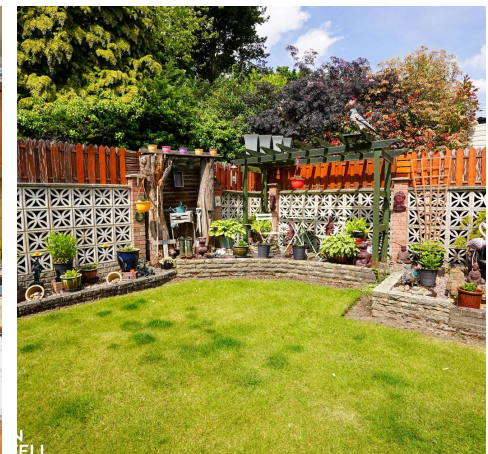
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-maintained private garden
- Detached garage
- Driveway parking
- Bay windows
- Exposed wooden beams
- Brick fireplace
- Garden access (via French doors)
- Integrated oven and gas hob
- Built-in bedroom storage
- Patio and outdoor seating areas
- MOTIVATED SELLER
- POPULAR RESIDENTIAL AREA
- DETACHED BUNGALOW
- TWO BEDROOMS
- BATHROOM WITH SEPARATE TOILET
- LOUNGE DINER
- CONVERSATORY
- GARAGE AND LARGE DRIVEWAY





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Hallway

14' 8" x 9' 10" (4.47m x 3.00m)

Double glazed obscure glass door front door with matching side lights, carpeted throughout and fitted storage.

Lounge / diner

20' 11" x 13' 9" (6.38m x 4.20m)

Lounge: Curved bay window with double glazed glass, carpet throughout, two panel radiators, gas fire with surround, and TV point. Dining Area: Curved double glazed window, carpet throughout, French doors leading to the conservatory, and panel radiator.

Kitchen

12' 10" x 8' 8" (3.90m x 2.63m)

Integrated double oven, sink with mixer tap, double glazed window leading to rear aspect, floor and wall mounted cupboards, undercounter space and plumbing for freestanding washing machine, space for fridge freezer, upvc door leading to rear aspect.

Conservatory

12' 11" x 7' 9" (3.93m x 2.35m)

Wc

One radiator, single flush WC and double glazed obscure glass window.

Bedroom 1

13' 7" x 10' 0" (4.15m x 3.06m)

One radiator, fitted wardrobes, carpeted throughout and double-glazed window to front aspect.

Bedroom 2

10' 6" x 6' 7" (3.20m x 2.00m)

One radiator, double glazed glass window and carpeted throughout.

Bathroom

7' 7" x 5' 11" (2.30m x 1.81m)

One radiator, double glazed obscure glass window, wash hand basin with mixer tap on vanity unit, panel bath with wall mounted shower head and controls.



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Disclaimer



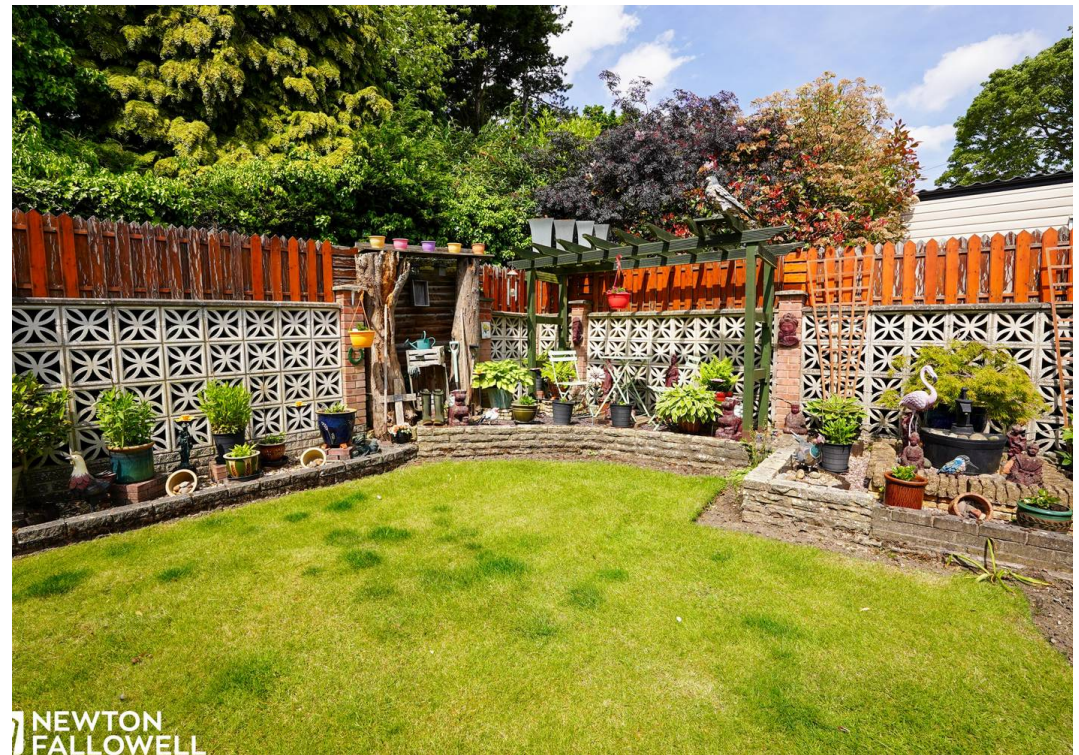
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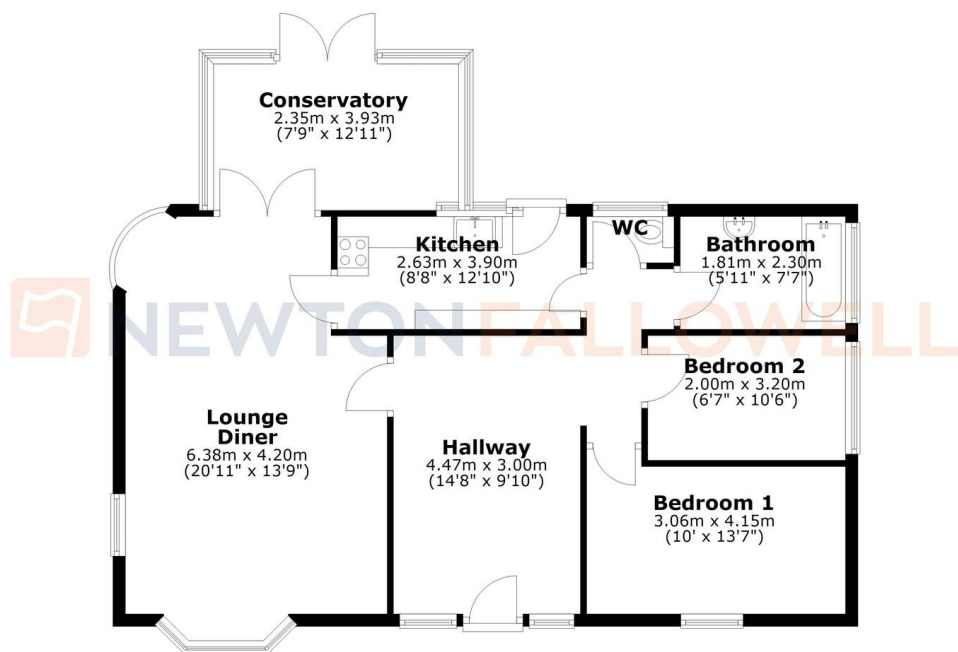
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Ground Floor

Approx. 84.7 sq. metres (912.0 sq. feet)



Total area: approx. 84.7 sq. metres (912.0 sq. feet)



Newton Fallowell Retford

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