



12 EAST WALK RETFORD

A nicely presented three bedroom semi detached house on the popular North Road estate, large modern kitchen dining room as well as a southerly facing lounge. Externally there are enclosed gardens and two parking spaces to the rear. No onward chain.

£185,000

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BROWN & CO

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12 EAST WALK, RETFORD, DN22 7YF

LOCATION

East Walk is to the north of Retford town centre which provides comprehensive shopping, leisure and recreational facilities. Retford hospital is within comfortable distance and there are bus services from North Road leading into the town and to Doncaster. Access to the Chesterfield Canal for countryside walks and there is good access to the A1 linking to the wider motorway network. Retford also boasts a mainline railway station and there are more local amenities on Hallcroft Road.

DIRECTIONS

What3words///cuff.schools.trapdoor

ACCOMMODATION

Part glazed door into

HALLWAY stairs to first floor landing.

CLOAKROOM front aspect obscure double glazed window. Low level wc, wall mounted hand basin with mixer tap and tiled splashback.

LOUNGE 16'9" x 12'10" (5.15m x 3.95m) front aspect double glazed picture window, under stairs storage cupboard, TV point.

KITCHEN DINING ROOM 16'42" x 11'8" (5.00m x 3.60m) two rear aspect double glazed window and French doors leading into the garden. A good range of soft close handleless base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine, built-in electric oven and electric hob with splashback and extractor above. Space for upright fridge freezer and one additional appliance. Part tiled walls, ample working surfaces.

FIRST FLOOR LANDING access to roof void.

BEDROOM ONE 12'4" x 10'3" (3.79m x 3.15m) rear aspect double glazed window.

BEDROOM TWO 11'9" x 10'3" (3.63m x 3.13m) front aspect double glazed picture window.

BEDROOM THREE 10'2" x 5'8" (3.10m x 1.76m) front aspect double glazed window with built-in wardrobe.

BATHROOM 10'0" x 6'7" (3.09m x 2.03m) rear aspect obscure double glazed window. Three piece suite of low level wc, pedestal hand basin with mixer tap, panel enclosed bath with electric shower over, part tiled walls, extractor.

OUTSIDE

The front is lawned with picket fencing surround with some shrub and flower borders.

The rear garden is fenced with a good area of lawn with flower and shrub borders. Brick built shed and to the rear of the property are two allocated parking spaces.

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.

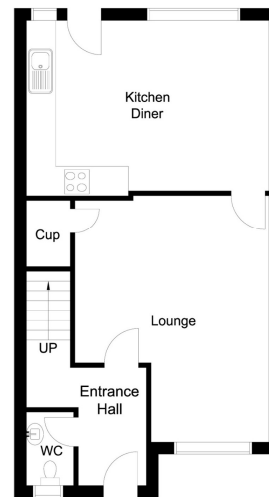
Viewing: Please contact the Retford office on 01777 709112.

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.

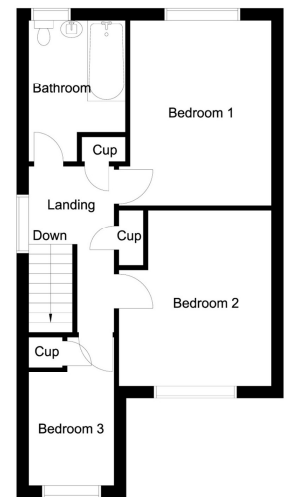
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in May 2026.

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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