



Albion Terrace, Retford DN22 6LU

welcome to

Albion Terrace, Retford

This deceptively spacious FOUR BEDROOM terrace home and is offered with NO UPWARD CHAIN. An ideal FIRST HOME or BUY TO LET INVESTMENT offering an excellent rental yield.



Entrance Hall

Neutral decor, traditional coving to the ceiling and central heating radiator.

Lounge

Traditional fire surround, picture rail, central heating radiator and double glazed box bay window.

Dining Room

Traditional storage, mouldings to the ceiling and dado rail. Central heating radiator and double glazed window.

Kitchen

Fitted with a range of grey wall and base units, complementary work tops and sink and drainer unit. Space for appliances, complementary flooring, central heating radiator and double glazed window.

Landing

Staircase leading to the landing with traditional mouldings and storage cupboard.

Bedroom One

Neutral decor, radiational fire place, central heating radiator and double glazed window.

Bedrom Two

Traditional fire place, central heating radiator and double glazed window.

Shower Room

Fitted with wc, wash hand basin, shower cubicle and double glazed window.

Bathroom

Fitted with three piece suite, complementary flooring, central heating radiator and double glazed window.

Landing

Staircase leading to the second floor landing.

Bedroom Three

Neutral decor and velux style double glazed window.

Bedroom Four

Neutral decor and velux style double glazed window.

Exterior

Small open lawned area to the front and enclosed lawned garden to the rear.

Two Outbuildings**Agent Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Albion Terrace, Retford

- ****NO UPWARD CHAIN****
- Four bedroom terraced home arranged over three levels
- Two reception rooms, shower room and bathroom
- Highly regarded area
- Close proximity to many amenities

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110819 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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