



3 Trinity Road, Retford, DN22 7QB



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£175,000



KEY FEATURES

- NO UPWARD CHAIN
- NEAR TO SCHOOLS AND LOCAL AMENITIES
- FIRST FOR FIRST TIME BUYERS OR INVESTORS
- THREE BEDROOMS
- SPACIOUS KITCHEN DINER
- LOUNGE
- EPC RATING TBC
- FREEHOLD





This semi-detached house presents an excellent opportunity for a variety of purchasers. Accommodation comprises three well-proportioned bedrooms and a contemporary bathroom. The property benefits from a spacious kitchen diner, providing ample space for dining and day-to-day family activities. The lounge offers a welcoming environment, suitable for relaxation or entertaining guests.

Notable features include gas central heating, contributing to comfort throughout the year. This property is offered with no upward chain, which may appeal to both first time buyers and investors. The tenure is freehold, offering long-term security and ownership benefits.

Externally, there is a private, low maintenance garden to the rear, ideal for outdoor activities and relaxation. Off-street parking is provided via a driveway, adding further convenience. The property is positioned near schools and local amenities, supporting family living and accessibility to everyday essentials. The Energy Performance Certificate (EPC) rating is currently to be confirmed.

Local area

Retford, located in Nottinghamshire, is a historic market town known for its blend of traditional charm and modern convenience. The area benefits from a range of educational facilities, local shops, and healthcare services. Retford is well-connected to surrounding towns and cities through established transport links,

contributing to its appeal for commuters. The community atmosphere is supported by a variety of leisure and recreational options, as well as proximity to scenic surroundings and green spaces.

Entrance Hallway 3m x 1.48m (9'10" x 4'11")

Entered via a UPVC door with double-glazed glass windows. Features tiled flooring, a panel radiator, a convenient storage cupboard, and an additional double-glazed window with obscured glass.

Lounge 4.57m x 3.49m (15'0" x 11'6")

A bright room featuring double-glazed French doors that open out into the rear garden, allowing for plenty of natural light. Carpeted throughout, it includes a panel radiator, an iron grate fireplace with a decorative surround, and a TV point.

Kitchen / Diner 7.24m x 2.9m (23'10" x 9'6")

A spacious, dual-aspect room with double-glazed windows to the front, rear, and side. It is fitted with a range of floor and wall-mounted cupboards, with dedicated space, plumbing, and power for a freestanding electric fan oven (with extractor hood over), an under-counter washing machine, and an integrated dishwasher. Includes a 1 1/4 bowl sink with a drainer and mixer tap, a wall-mounted boiler, and two panel radiators. Carpeted throughout the dining area.

Landing

Featuring a double-glazed window with obscured glass to the front aspect, a panel radiator, carpeted flooring, and access to the loft.

Bedroom One 4.08m x 3.34m (13'5" x 11'0")

A comfortable double room with a double-glazed window, a panel radiator, and carpeted flooring.

Bedroom Two 2.65m x 4.08m (8'8" x 13'5")

A dual-aspect double room featuring a panel radiator and carpeted flooring.

Bedroom Three 2.97m x 1.98m (9'8" x 6'6")





Located on the ground floor with a double-glazed window to the front aspect, a panel radiator, and carpeted flooring.

Bathroom 2.97m x 1.66m (9'8" x 5'5")

Equipped with a panel radiator, two double-glazed windows with obscured glass, a panelled bath with a wall-mounted electric shower over, a pedestal wash hand basin, and a low-level dual-flush WC.

Externally

Rear Garden:

A private and fully enclosed rear garden featuring a low-maintenance gravel area, a small patio space, and hardstanding ready for a garden shed.

Parking:

To the rear and side of the property, there is a dedicated driveway providing off-road parking for two cars.

Front of the property:

There is a small gravelled area with small step leading to the front door of the property.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

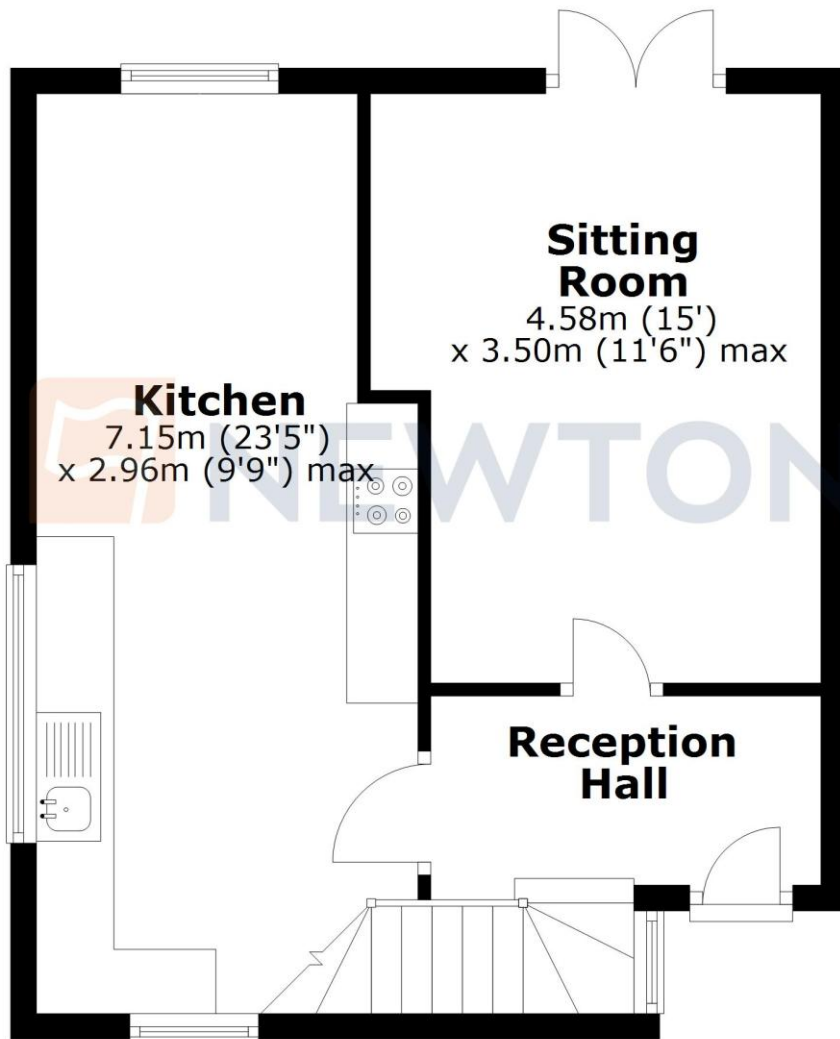
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



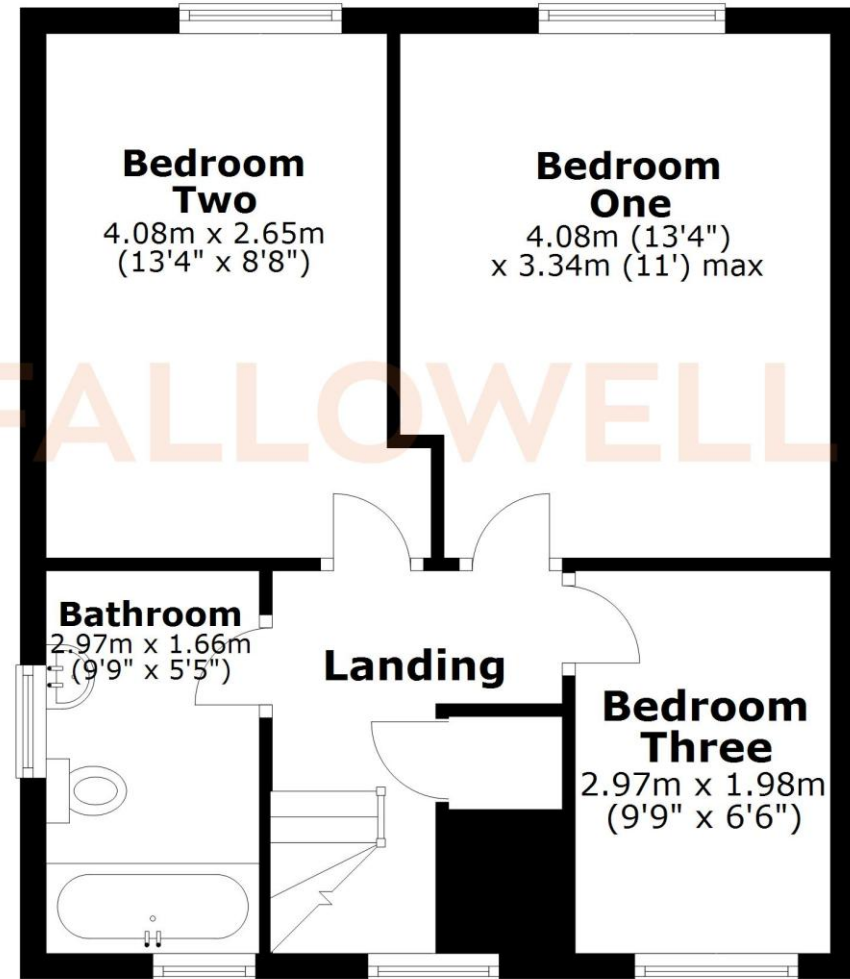
Ground Floor

Approx. 32.8 sq. metres (352.8 sq. feet)



First Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



Total area: approx. 76.3 sq. metres (821.7 sq. feet)

