



Station Road, Retford

Offers in the Region of £120,000

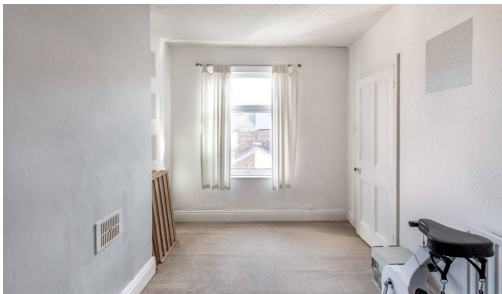
• ****NO UPWARD CHAIN**** • Established THREE BEDROOM End Terrace • Ideal for First-Time Buyers & Investors • Attractive Anticipated Gross Rental Yield of 8.08% if Purchased at the Asking Price • Fully Enclosed, Low-Maintenance Rear Garden • Conveniently Situated in a Popular Residential Area to the West of Retford • Easy Access to a Wealth of Everyday Amenities, Leisure Facilities, Dining Options, & Schools for All Age Groups • Excellent Road & Rail Links- Retford Train Station is Just 290ft Away



We are pleased to welcome this established THREE BEDROOM end terrace to the market. Ideal for first-time buyers and investors alike, the traditional living accommodation briefly comprises an entrance hall, generous open plan lounge diner, galley kitchen boasting plentiful storage, ground floor shower room, spacious galleried landing, ample principal bedroom, and two further bedrooms. Outside, the property enjoys a fully enclosed, low-maintenance rear garden. For those who require parking, parking permits can be obtained through Bassetlaw District Council. Conveniently situated in a popular residential area to the West of Retford, 57 Station Road graces its owner with easy access to the market town's array of everyday amenities, leisure facilities, dining options, and schools for all age groups, whilst benefitting from great accessibility to Retford Train Station. The well-regarded Thrumpton Primary Academy is within comfortable walking distance, as is Retford Oaks Academy for secondary education.



Council Tax band: A
 Tenure: Freehold
 EPC Energy Efficiency Rating: D



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/messure if quoted on this plan.
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