

30 Century Road, Retford, Notts, DN22 7TD



A well presented period two bedroom terraced house located within an established residential area of the town, The accommodation which has been improved in the last 18 months features Gas central heating system, Upvc double glazing, refitted bathroom, new front & rear doors, new carpets to first floor briefly comprises lounge, sitting/dining room, kitchen, rear hall, cloakroom with WC, two bedrooms, refitted modern bathroom, established enclosed rear, garden shed,

The town centre with good range of amenities is within convenient travelling distance and the property is well located for local amenities, town's railway station, leisure centre, Local schools and shops. The town has good communication links and is well placed for the surrounding areas major towns and cities
Doncaster 21.4 miles, Lincoln 20.6miles, Newark 14.6 miles , Sheffield 34.7 miles, A1 Ranby 3.4miles,
(All mileages are approximate) Gross Internal Floor Area Approx 88m2(946ft2)

Guide Price: £135,000 Inspection recommended

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LOCATION

Century Road is an established residential area well placed for Retford railway station, local shops, Ordsall primary school, Retford Oaks academy and Retford leisure centre. The property is easily found when leaving the town along the A620 Babworth Road continue to the Retford Oaks Academy mini roundabout turn left onto West Carr Road and continue over the bridge and after a short distance turn left into Century Road, where the property will be found on the right hand side, identified by our sale board.

ACCOMODATION

Composite front Entrance door

Lounge 3.93m (12'8") x 3.55m (11' 6") – Upvc double glazed window radiator, picture rail. Laminate floor.

Inner lobby- Under stairs cupboard.

Sitting/ Dining room 3.93m (12'8") x 3.65m (11'9")-Upvc double glazed window, feature brick fireplace with stone flagged hearth, radiator, laminate floor.

Kitchen 6.39m (22' 7") x 1.98m (6' 4") – Range of light oak style kitchen units comprising single drainer sink unit with worktops, cupboards and drawers below .wall cupboards, plumbing for washing machine, meter cupboard,. Upvc double glazed window.
Stable door to:-

Rear Hall, rear door.

Cloakroom with low flush W

Stairs rise from the sitting room to:

First Floor Landing

Bedroom 1 (Front) – 3.94 m (12'9") x 3.56 m (11'7")
Upvc double glazed window, radiator. Hanging rail.

Bedroom 2 (Rear) 3.01m (9'9") x 3.63 m (11'9') - Radiator, Upvc double glazed windows, Pine built in linen cupboard, Alpha combi gas boiler.

Bathroom 3.13m (10'2") x 2.02m (6'6") – Refitted modern bathroom, panelled bath with shower screen and electric Triton Enrich Shower, pedestal wash basin with cascade mixer tap, Low flush WC. Radiator.

THE GARDENS AND GROUNDS

The property has a walled front buffer terrace. Enclosed rear garden with terrace, lawns, graveled borders, timber garden shed. Side slate terrace.

General Remarks

Tenure

The property is understood to be freehold.

Services

Mains, gas water, electricity and drainage, are understood to be installed. Services have not been checked or tested and purchasers should make their own enquiries.

Council Tax

Band A



Purchasing This Property

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.