



Portland Road, RETFORD DN22 7NR

welcome to

Portland Road, RETFORD

A beautifully presented three-bedroom town house situated over three levels offering spacious and well-appointed accommodation, perfectly suited to modern family living. Two bedrooms with bathroom to the first floor and master bedroom with en suite located on the second floor. Off street parking.



Entrance Hall

Double glazed front door and central heating radiator.

Cloakroom

Fitted with wc, wash hand basin and central heating radiator.

Living Room

Neutral decor with central heating radiator and double glazed window to the front.

Kitchen

Fitted with a range of wall and base units, complementary work surfaces, splash back tiling and sink and drainer unit. Appliances including electric oven, electric hob, freestanding fridge freezer and plumbing for washing machine. Central heating radiator, double glazed window to the rear and double glazed patio doors opening onto the garden.

**First Floor
Landing**

Stairs leading from the entrance hall to the first floor landing with central heating radiator and double glazed window to the front.

Bedroom Two

Central heating radiator and double glazed window to the rear.

Bedroom Three

Central heating radiator and double glazed window to the front.

Bathroom

Fitted with white suite comprising of wc, wash hand basin and bath. Central heating radiator and complementary flooring.

Second Floor**Master Bedroom**

Walk in wardrobe, central heating radiator and double glazed dormer window.

En Suite

Fitted with wc, wash hand basin and shower cubicle. Complementary flooring, velux style double glazed window and central heating radiator.

Rear Garden

Enclosed landscaped lawned rear garden with planted borders and paved patio area.

Parking

Two allocated parking spaces to the front.

Agents 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

Portland Road, RETFORD

- Beautifully presented three bedroom semi detached townhouse property
- Living room, breakfast kitchen and downstairs cloakroom
- Two bedrooms and bathroom on the first floor
- Master bedroom with en suite to the second floor
- Enclosed rear garden and parking to the front

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110889 - 0003

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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