



## 25 BLUE ALBION STREET RETFORD, DN22 7WZ

**£245,000**  
**FREEHOLD**

\*\*\*GUIDE PRICE £245,000-£255,000\*\*\*

For sale is this immaculate three bedroom detached home located in very sought after location of Ordsall in Retford, within walking distance of local schools and amenities. The accommodation in brief comprises of a welcoming entrance hallway, a well proportioned living room, converted utility room with appliances, downstairs WC and a kitchen/diner with integrated appliances to the ground floor. On the first floor are three well proportioned bedrooms, en-suite shower room to the master bedroom and modern bathroom suite. Externally the property has a driveway with parking for two vehicles leading to the garage and side gated access leading to a south facing rear garden offering mainly laid to lawn.

**Kendra  
Jacob**

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# 25 BLUE ALBION STREET

- DETACHED • THREE BEDROOMS • EN-SUITE TO THE MASTER BEDROOMS • DOWNSTAIRS WC • CONVERTED UTILITY ROOM • TWO RECEPTION ROOMS • SOUTH FACING GARDEN • DOUBLE DRIVEWAY • WELL PRESENTED THROUGHOUT • FREEHOLD



## ENTRANCE HALL

With a composite front door, laminate flooring and a central heating radiator.

## LIVING ROOM

A well-proportioned living room with a front-facing double-glazed window, laminate flooring, power points, TV point and a central heating radiator.

## UTILITY ROOM

Partly converted from the garage and fitted with a range of navy blue wall and base units with work surfaces and composite sink. Integrated fridge, plumbing for a washing machine with pull-out drawer, power points and a side-facing obscure double-glazed window.

## DOWNSTAIRS WC

Comprising low-flush WC, wash hand basin, laminate flooring and an extractor fan.

## KITCHEN/DINER

Fitted with a range of wall and base units with work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include gas hob, electric oven, stainless steel extractor hood, dishwasher and fridge freezer. Laminate flooring, central heating radiator, ample power points and space for a good-sized dining table. Rear-facing double-glazed window and UPVC double-glazed door providing access to the rear garden.

## FIRST FLOOR-LANDING

With loft access, built in storage cupboard and power points.

## BEDROOM ONE

With a front-facing double-glazed window, power points, central heating radiator and access to the en-suite.

## EN SUITE

Comprising double shower cubicle, pedestal wash hand basin, low-flush WC, chrome towel radiator, extractor fan and front facing obscure double-glazed window.

## BEDROOM TWO

With a rear-facing double-glazed window, power points and a central heating radiator.

## BEDROOM THREE

With a rear-facing double-glazed window, power points and a central heating radiator.

## FAMILY BATHROOM

A White three-piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-flush WC. Vinyl flooring, part-tiled walls, side-facing obscure double-glazed window and a chrome towel radiator.

## EXTERNAL

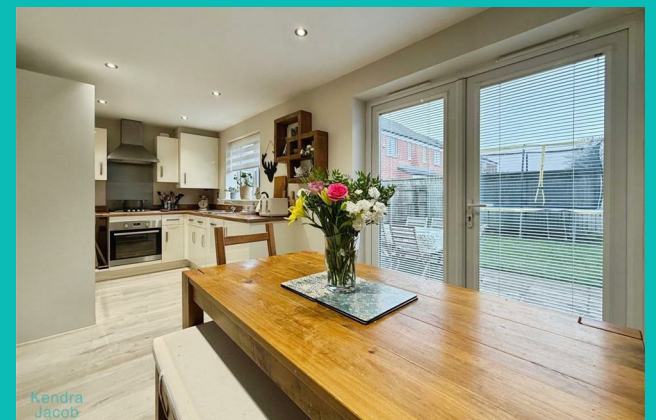
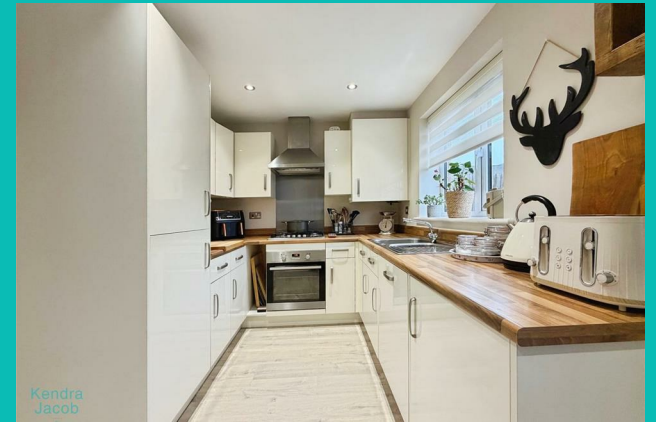
To the rear is a south-facing garden with a mainly laid to lawn with patio area, outside tap, external power point, fencing surround and a side-gated access.

To the front is a driveway providing off-road parking for two vehicles and access to the garage.

## GARAGE

With up and over door, power and light.

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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band C

**Viewings** – By Appointment Only

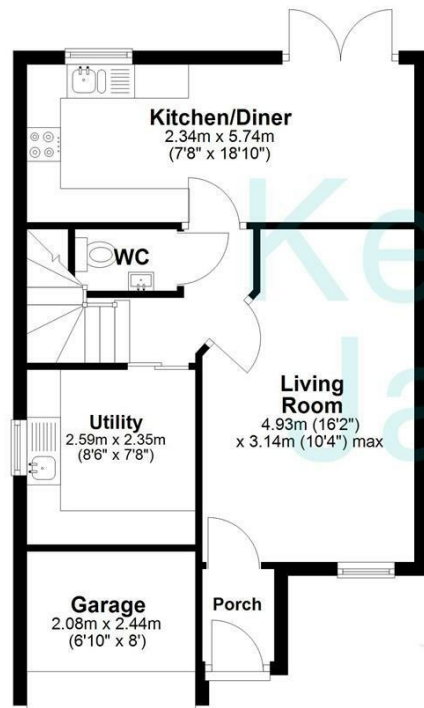
**Floor Area** – 977.20 sq ft

**Tenure** – Freehold



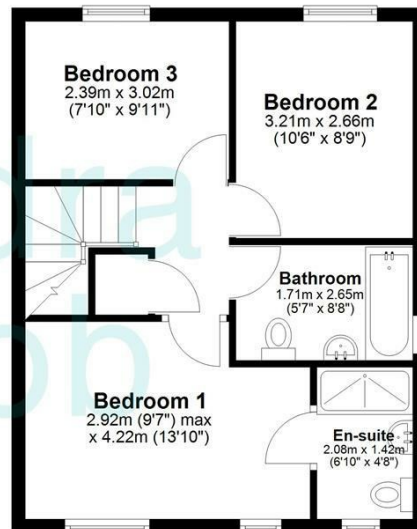
## Ground Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



## First Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 90.8 sq. metres (977.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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