



Kendra
Jacob



28 DARREL ROAD RETFORD, DN22 7DH

£120,000
FREEHOLD

*** GUIDE PRICE £120,000 - £125,000 ***

Conveniently positioned within walking distance of Retford town centre and just moments from Retford train station, this well-presented two-bedroom mid-terrace property offers spacious accommodation ideally suited to first-time buyers, investors and commuters alike, with excellent direct rail links to London.

The property briefly comprises a bright and spacious bay-fronted lounge, generous separate dining room with useful under-stairs storage and a fitted kitchen featuring a range of attractive shaker-style wall and base units with access to the enclosed rear garden. To the first floor are two well-proportioned double bedrooms and a spacious four-piece family bathroom complete with separate shower and panelled bath.

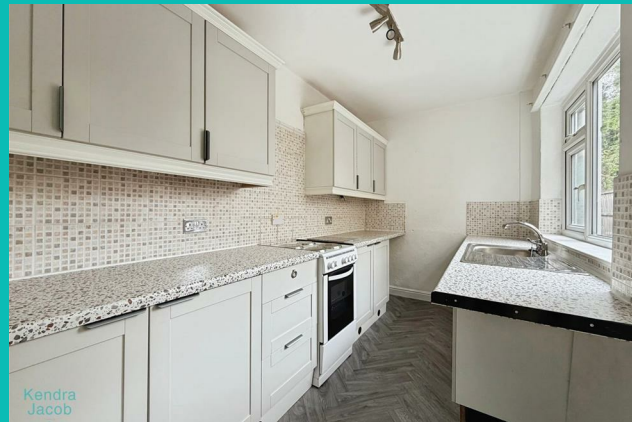
Externally, the property benefits from a private enclosed rear garden with useful outside storage and on-street permit parking. Sold with NO ONWARD CHAIN early viewing is highly recommended.

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- *** GUIDE PRICE £120,000 - £125,000 ***
- Two Bedroom Mid-Terrace Property
- Spacious Bay-Fronted Lounge
- Separate Dining Room
- Fitted Kitchen with Shaker-Style Units
- Two Generous Double Bedrooms
- Family bathroom with four piece suite
- Walking Distance to Retford Town Centre
- Moments from Retford Train Station with direct Rail Links to London
- NO ONWARD CHAIN



LOUNGE

Front-facing UPVC bay window, central heating radiator, TV point and feature fireplace.

DINING ROOM

UPVC window to the rear elevation, useful storage cupboard, feature fireplace and access through to the kitchen.

KITCHEN

Fitted with a range of shaker-style wall and base units incorporating stainless steel sink with mixer tap, vinyl flooring, central heating radiator, UPVC window to the side elevation and UPVC door providing access to the rear garden.

BEDROOM ONE

Spacious double bedroom with dual UPVC windows to the front elevation, central heating radiator and built-in storage cupboard.

BEDROOM TWO

UPVC window to the rear elevation and central heating radiator.

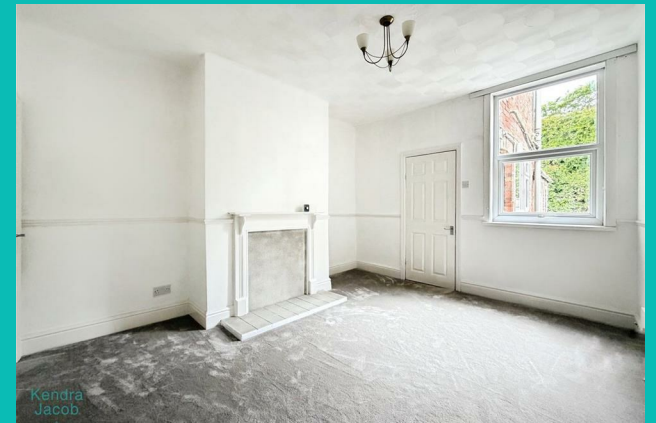
FAMILY BATHROOM

Fitted with a four-piece suite comprising panelled bath, separate shower cubicle, wash hand basin and low-level WC.

OUTSIDE

Private enclosed rear garden with useful outside storage building.

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ADDITIONAL INFORMATION

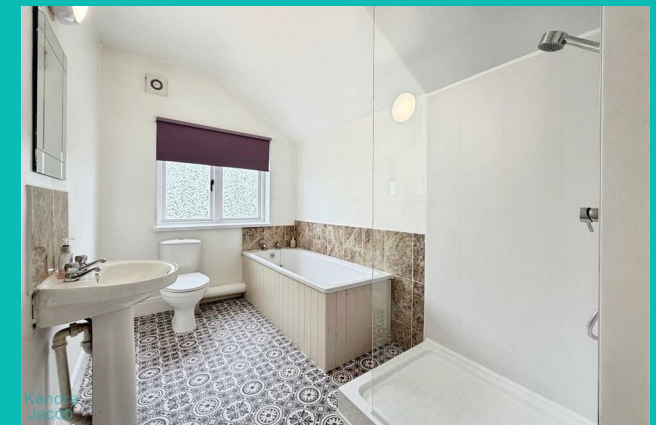
Local Authority – Bassetlaw

Council Tax – Band A

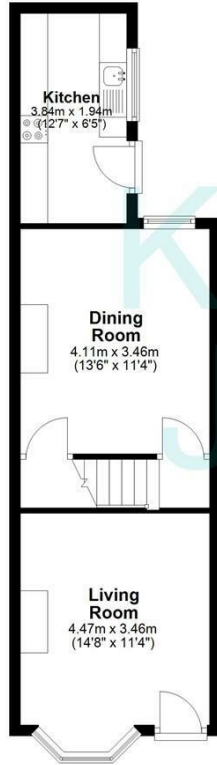
Viewings – By Appointment Only

Floor Area – 904.40 sq ft

Tenure – Freehold



Ground Floor
Approx. 39.2 sq. metres (422.4 sq. feet)



First Floor
Approx. 44.8 sq. metres (481.9 sq. feet)



Total area: approx. 84.0 sq. metres (904.4 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			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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