



**Blue Albion Street  
Retford**

**Offers in the Region of £245,000**



# Blue Albion Street Retford

Beautifully Presented THREE BEDROOM Detached Family Home

## Property Overview

- Showcasing Modern Fixtures & Fittings Throughout
- Off Road Parking for Two Vehicles & Detached Single Garage
- Fully Enclosed, Low Maintenance Rear Garden
- Conveniently Located on a Popular Persimmon Homes Development in Ordsall
- Easy Access to Retford's Amenities, Pubs, Bars, Leisure Facilities & Schools for All Age Groups
- Council Tax Band: C EPC Rating: B

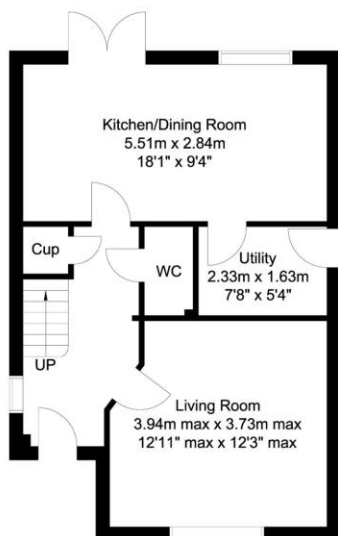


A wonderful opportunity to acquire a beautifully presented THREE BEDROOM detached family home, showcasing modern fixtures and fittings throughout. Measuring approximately 87 sq m. and set over two storeys, the contemporary living accommodation briefly comprises of a welcoming entrance hall, lounge, kitchen diner, utility room, ground floor WC, master bedroom complete with master en suite, two further bedrooms and a family bathroom. The frontage sees off road parking for two vehicles and a detached single garage, whilst a fully enclosed, low maintenance garden resides to the rear. Conveniently located on a popular Persimmon Homes development in Ordsall, the well placed plot has a large playpark and grassed communal area nearby, and benefits from the wealth of everyday amenities, pubs, bars and leisure facilities the lively Georgian town of Retford has to offer. Ordsall Primary School, having most recently achieved a good Ofsted rating, is just a short walk away.

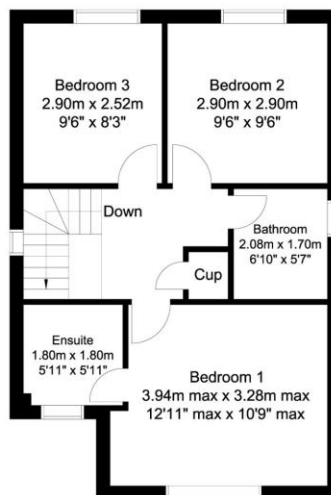
*Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.*



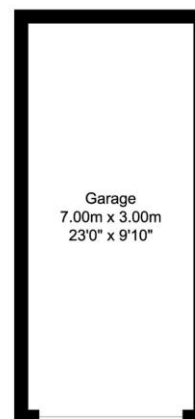
**Ground Floor**  
44 sq m/473.61 sq ft  
Approx.



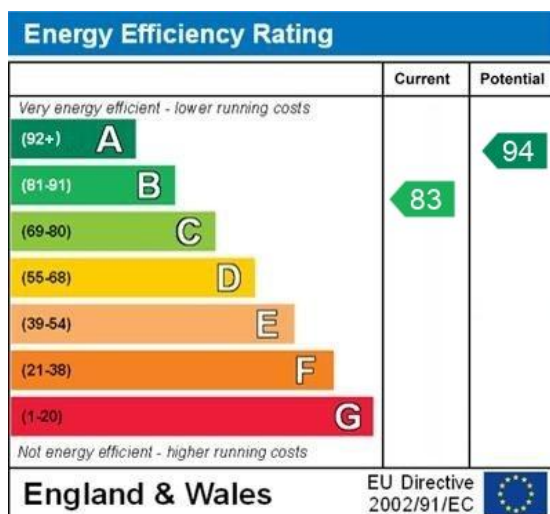
**First Floor**  
43 sq m/462.84 sq ft  
Approx.



**Outbuilding**  
21 sq m/226.04 sq ft  
Approx.



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/ meterage if quoted on this plan. CP Property Services @2025



**Tenure & Charges:** Freehold- Vacant possession will be given upon completion

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



**Property & Estates Consulting**  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.