

**Redforde Park Avenue  
Retford**

**Offers in the Region of £190,000**



# Redforde Park Avenue Retford

Extended THREE BEDROOM Semi Detached Property

## Property Overview

- TWO RECEPTION ROOMS
- Master Bedroom Benefitting from Ample Storage
- Generous Driveway Catering for Several Vehicles & Handy Single Garage
- Sizeable Laid to Lawn Rear Garden & Patio Area
- Conveniently Located in the Georgian Market Town of Retford
- Close Proximity to Everyday Amenities, Recreational Facilities, Restaurants, Bars, & Schools for All Age Groups
- Excellent Road & Rail Links
- Council Tax Band: B EPC Rating: D

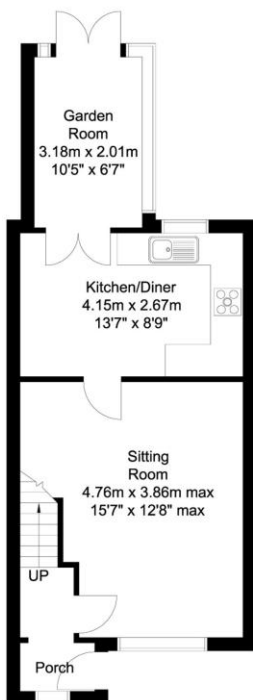


A great opportunity to acquire an extended THREE BEDROOM semi detached property, presenting an ideal opportunity for investors and first-time buyers. Set over two storeys, the nicely configured living accommodation briefly comprises a porch, entrance hall, sitting room, modern kitchen diner, garden room, master bedroom benefitting from ample storage, two further bedrooms, and a family bathroom. Outside, parking is well catered for on a generous driveway leading to a handy single garage, whilst a sizeable laid to lawn garden and patio area reside to the rear. Conveniently located in the Georgian market town of Retford, 31 Redforde Park Avenue enjoys a wealth of everyday amenities, recreational facilities, restaurants, bars, and primary and secondary schools in its locality. The Elizabethan Academy, having most recently achieved a good Ofsted rating, is just a brief walk away. Viewings are highly recommended to fully appreciate the well-presented accommodation and prime town setting being offered for sale.

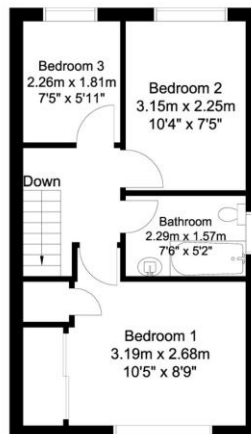
*Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.*



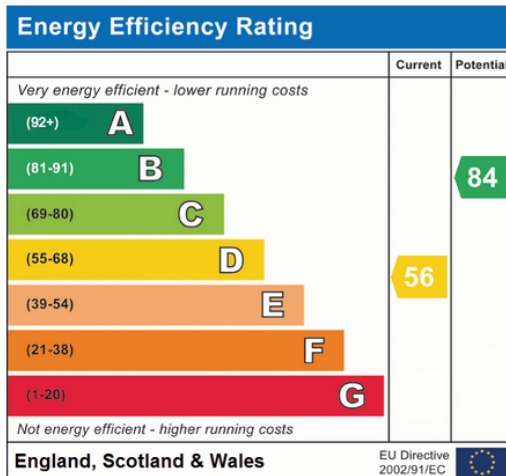
**Ground Floor**  
39 sq m/422.20 sq ft  
Approx.



**First Floor**  
32 sq m/340.70 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**  
11 Grove Street, Retford, DN22 6JP

01777 566400

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.