



Alexander Jacob
estate agents & company



Orchard Drive
Rampton, Retford

Offers in the Region of £235,000

Property & Estates Consulting
11 Grove Street, DN22 6JP

01777 566400
www.alexanderjacob.co.uk

Orchard Drive Rampton, Retford

A Generous TWO DOUBLE BEDROOM Detached Bungalow

Property Overview

- ****NO UPWARD CHAIN****
- Potential to Extend into the Loft Space Subject to Planning Consents
- Beautifully Kept, Colourful Front & Rear Gardens
- A Gated Driveway & Detached Single Garage Catering for Several Vehicles
- Resting on the Outskirts of the Idyllic Village of Rampton
- Easy Access to the Bustling Market Town of Retford via Grove Road
- Council Tax Band: C EPC Rating: E



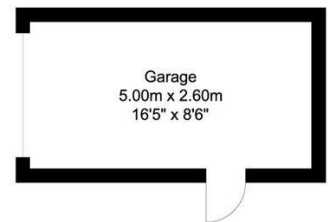
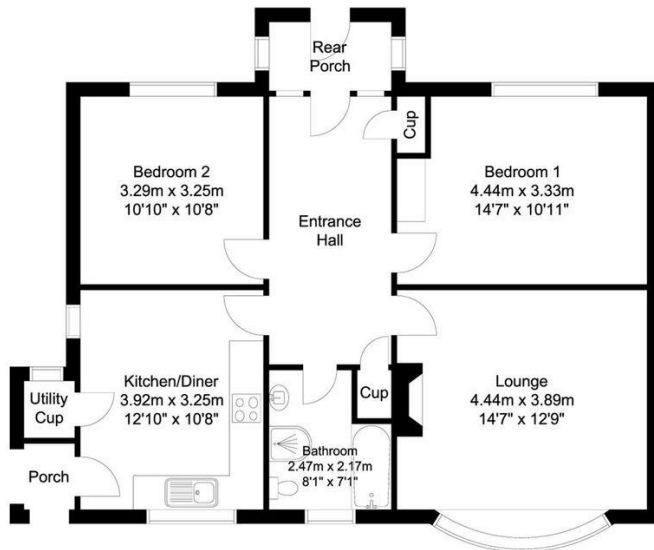
A wonderful opportunity to acquire a generous TWO DOUBLE BEDROOM detached bungalow. Measuring in excess of 850 sq ft., the well proportioned living accommodation briefly comprises of a kitchen diner, inner hallway, rear porch, lounge, master bedroom, further sizeable double bedroom and a four piece family bathroom. Space and infrastructure exist to allow the purchaser to extend into the loft space, subject to the necessary planning consents. Outside sees beautifully kept, colourful front and rear gardens, alongside a gated driveway and detached single garage accessed via a right of way, catering for several vehicles. Resting on the outskirts of the idyllic village of Rampton, the well placed plot enjoys close proximity to a village Post Office, and a popular village pub. The bustling market town of Retford is easily accessible via Grove Road, hosting a wealth of everyday conveniences, recreational facilities, bars, restaurants and weekly markets on the town square. Viewings are highly recommended to fully appreciate the well presented accommodation and quiet cul de sac setting being offered for sale.

Road links are served by the A1 & A57 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.

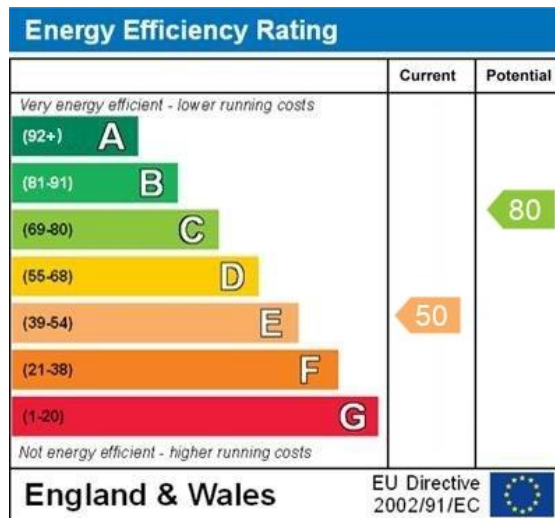


Ground Floor
79 sq m/850.34 sq ft
Approx.

Outbuilding
13 sq m/139.93 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 @2024



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.