



Thrumpton Lane
Retford

Guide Price £80,000

Thrumpton Lane Retford

THREE BEDROOM Terraced Property

Property Overview

- ****FOR SALE VIA AUCTION****
- Ideal for Investors Looking for a Renovation Project
- Let for Several Years Ahead of Sale, Generating £750pcm
- Fully Enclosed, Low Maintenance Garden & Handy Outdoor Store
- Conveniently Located in the Georgian Market Town of Retford
- Close Proximity to Everyday Amenities, Recreational Facilities, Boutiques, Bars, Restaurants, & Schools for All Age Groups
- Excellent Road & Rail Links
- Council Tax Band: A EPC Rating: D

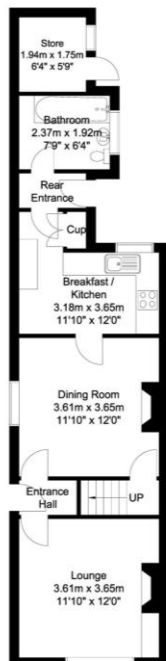


A great opportunity to acquire a THREE BEDROOM terraced property, ideal for an investor looking for a renovation project, to maximise an onward sale price or rental yield. Set over two floors, the living accommodation briefly comprises an entrance hall, lounge, dining room, kitchen, ground floor family bathroom, master bedroom, and two further bedrooms. Outside sees a fully enclosed, low maintenance garden with a handy outdoor store. Located in the Georgian market town of Retford, the conveniently placed property enjoys a wealth of everyday amenities, recreational facilities, boutiques, bars, restaurants, and excellent road and rail links in its locality. Bracken Lane Primary Academy and Thrumpton Lane Academy, both having most recently achieved a good Ofsted rating, are within easy reach on foot. For secondary education, Retford Oaks Academy, also having most recently achieved a good Ofsted rating, is just a short drive away. Viewings are highly recommended to fully appreciate the investment opportunity and prime town setting being offered for sale.

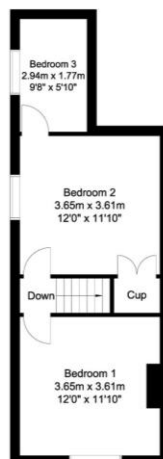
Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



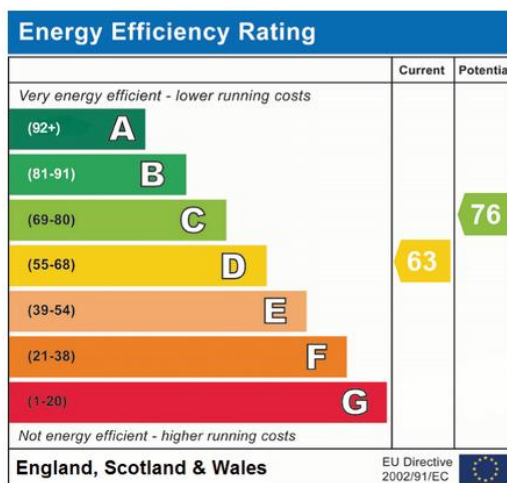
Ground Floor
51 sq m/548.95 sq ft
Approx.



First Floor
36 sq m/387.50 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.