



Merton Avenue
Retford

Offers in the Region of £155,000

Merton Avenue Retford

Nicely Configured TWO BEDROOM Semi Detached Property

Property Overview

- ****NO UPWARD CHAIN****
- Ideal for Investors & First-Time Buyers
- Off Road Parking for Two Vehicles & Handy Single Garage
- Laid to Lawn Rear Garden & Seating Area
- Enjoying a Cul De Sac Location in the Historic Market Town of Retford
- Easy Access to Everyday Conveniences, Recreational Facilities, Restaurants, Bars, & Schools for All Age Groups
- Excellent Road & Rail Links
- Council Tax Band: A EPC Rating: C

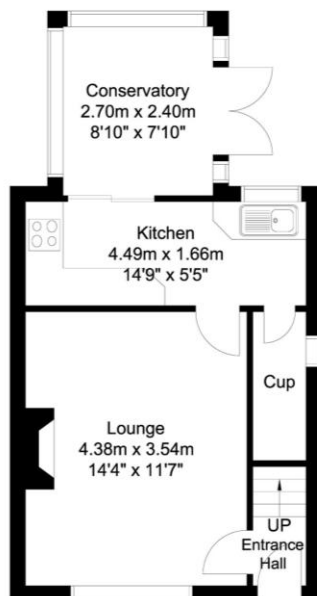


We are pleased to welcome this nicely configured TWO BEDROOM semi detached property to the market, presenting an ideal opportunity for investors and first-time buyers. Set over two storeys, the living accommodation briefly comprises an entrance hall, generous lounge, kitchen boasting integrated appliances, conservatory, master bedroom benefitting from integral storage, second bedroom, and a well-appointed bathroom. Outside, the frontage sees off road parking for one vehicle, whilst further parking, a handy single garage, and a laid to lawn garden reside to the rear. Enjoying a cul de sac location in the historic market town of Retford, 21 Merton Avenue enjoys a wealth of everyday conveniences, 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.

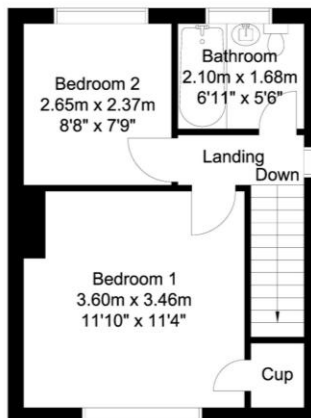
Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



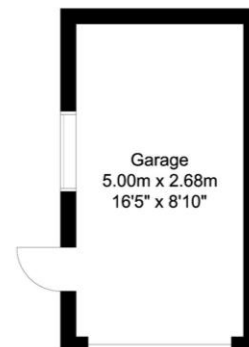
Ground Floor
34 sq m/365.97 sq ft
Approx.



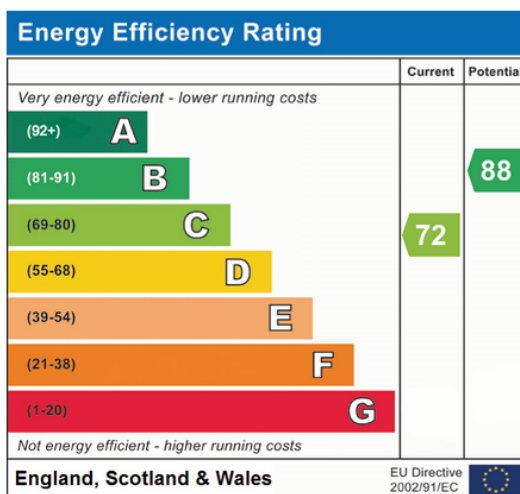
First Floor
28 sq m/301.38 sq ft
Approx.



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 @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



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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.