



Alexander Jacob  
estate agents & company



**Tunnel Road**  
**Ordsall, Retford**

**Offers in the Region of £170,000**

**Property & Estates Consulting**  
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# Tunnel Road

## Ordsall, Retford

Deceptively Spacious THREE BEDROOM Mid-Terrace

### Property Overview

- **\*\*NO UPWARD CHAIN\*\***
- Brand New Boiler- Installed in March 2026
- Two Versatile Outdoor Stores, Currently Utilised as a Utility Room & Laundry Room
- Handy Detached Outbuilding Offering Excellent Conversion/ Annexe Potential- Subject to the Necessary Planning Consents
- Fully Enclosed Rear Garden Requiring Little Maintenance, Enjoying a Sheltered Seating Area & Raised Fishpond
- Conveniently Located in a Popular Residential Area of Ordsall
- Close Proximity to Everyday Amenities, Restaurants, Pubs, Leisure Facilities, & Schools for All Age Groups
- Council Tax Band: A EPC Rating: E



A great opportunity to acquire a deceptively spacious THREE BEDROOM mid-terrace. Boasting well-proportioned accommodation, and a brand new boiler- installed in March 2026, the traditional living accommodation briefly comprises a spacious lounge, kitchen diner with plentiful storage, well-appointed ground floor family bathroom, master bedroom complete with walk-in wardrobe, two further bedrooms, and a handy first floor WC. Further versatile accommodation resides in two outdoor stores, currently utilised as a utility room and laundry room, whilst a handy outbuilding offers excellent conversion/ annexe potential, subject to the necessary planning consents. Outside sees a fully enclosed rear garden requiring little maintenance, enjoying a sheltered seating area, and raised fishpond. Conveniently located in a popular residential area of Ordsall, 18 Tunnel Road benefits from everyday amenities, a bustling pub, pharmacy, and nursery in its locality. Ordsall Primary School, having most recently achieved a good Ofsted rating, is just a brief walk away. Retford's town centre is also easily accessible, hosting a further array of conveniences, leisure facilities, schools for all age groups, and excellent road and rail links. Retford Train Station offers a direct link to London King's Cross in less than 90 minutes at selected times.

*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 London King's Cross & Edinburgh.*



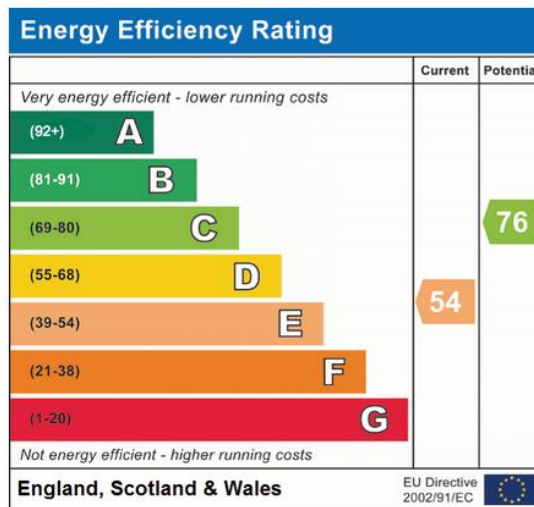
Ground Floor  
50 sq m/538.19 sq ft  
Approx.

First Floor  
44 sq m/473.61 sq ft  
Approx.

Outbuilding  
18 sq m/193.75 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 @2026



**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



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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.