



Alexander Jacob  
estate agents & company



**Woodlands**  
**Retford**

**Offers in the Region of £115,000**

**Property & Estates Consulting**  
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# Woodlands Retford

Well Presented TWO DOUBLE BEDROOM First Floor Apartment

## Property Overview

- **\*\*NO UPWARD CHAIN\*\***
- Private Driveway Accommodating Several Vehicles
- Low Maintenance Patio Area & Ample Outdoor Storage
- Potential Gross Rental Yield of 7.04% if Purchased at the Asking Price
- Easy Access to Retford's Array of Everyday Amenities, Entertainment Facilities, Restaurants, Schools & Excellent Road & Rail Links
- Council Tax Band: A EPC Rating: C



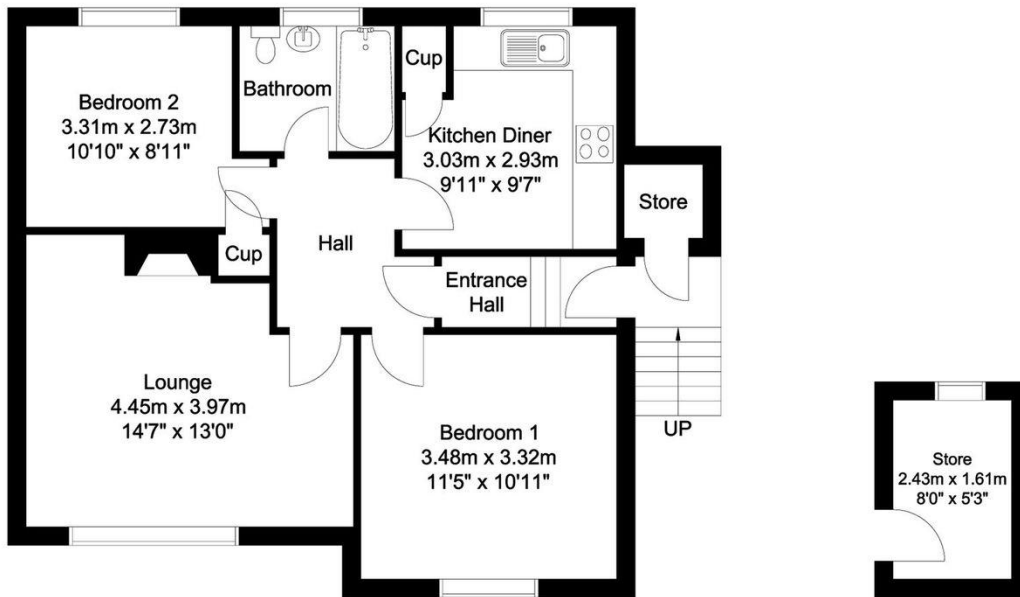
A great opportunity to acquire a well presented TWO DOUBLE BEDROOM first floor apartment, with a potential gross rental yield of 7.04% if purchased at the asking price. Measuring in excess of 624 sq ft., the neutral living accommodation briefly comprises of entrance hall, kitchen diner, lounge, two bedrooms and a bathroom. Outside, parking is well catered for on a private driveway, whilst a low maintenance patio area resides to the rear, with ample outdoor storage. Conveniently situated in Thrumpton, the well placed property enjoys a wealth of everyday amenities, entertainment facilities, restaurants, schools for all age groups, and excellent road and rail links in its locality. Early viewing is encouraged to fully appreciate the space 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.*

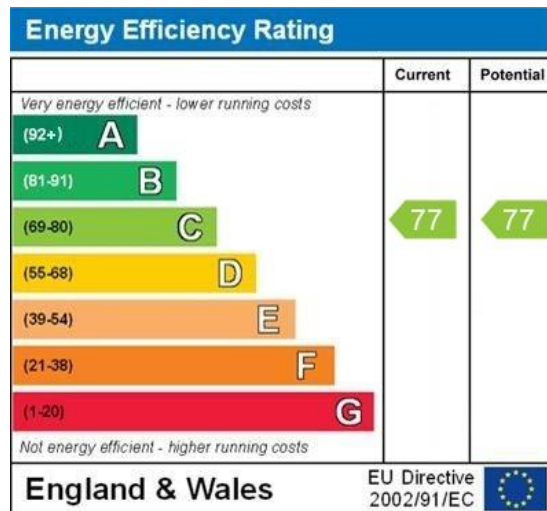


**Ground Floor**  
58 sq m/624.30 sq ft  
Approx.

**Outbuilding**  
4 sq m/43.05 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:** Leasehold- 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.