



Alexander Jacob  
estate agents & company



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

**Offers in the Region of £150,000**

**Property & Estates Consulting**  
11 Grove Street, DN22 6JP

01777 566400  
[www.alexanderjacob.co.uk](http://www.alexanderjacob.co.uk)



# Tunnel Road

## Ordsall, Retford

Traditional TWO DOUBLE BEDROOM Semi Detached Property

### Property Overview

- Boasting a Light Flooded Westerly Facing Garden Room
- THREE RECEPTION ROOMS
- Fully Enclosed Rear Garden with Beautifully Stocked Flowerbeds
- Enjoying a Cul De Sac Location in Ordsall
- Close Proximity to Everyday Conveniences, Bustling Pub, Pharmacy, Nursery & Retford's Town Centre
- Council Tax Band: A EPC Rating: D

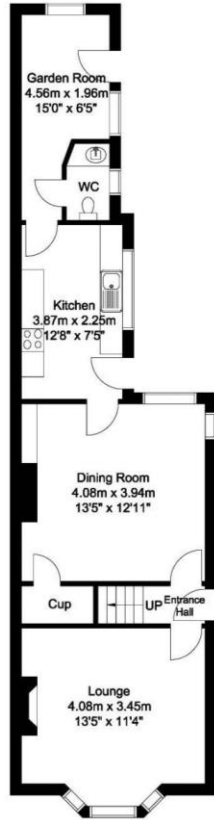


A great opportunity to acquire a traditional TWO DOUBLE BEDROOM semi detached property, boasting a light flooded Westerly facing garden room which enjoys the afternoon and evening sun. Set over two storeys and measuring approximately 96 sq m., the well proportioned living accommodation also comprises of a lounge, dining room, galley kitchen, ground floor WC, two double bedrooms and a family bathroom. Fully enclosed and to the rear, resides a patio area and garden, which has been beautifully stocked with a wealth of planting. Enjoying a cul de sac location in Ordsall, the property benefits from everyday conveniences, 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 amenities, 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 King's Cross & Edinburgh.*



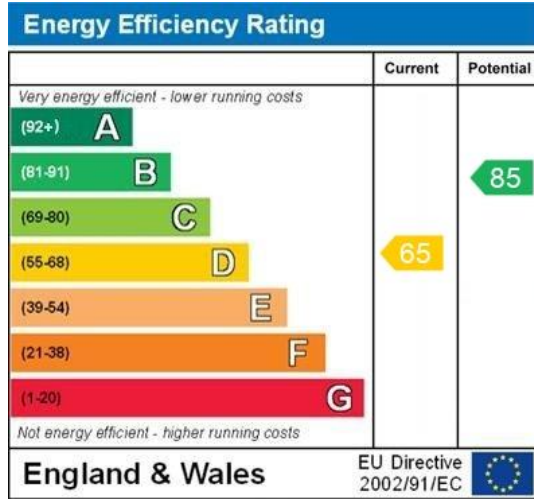
Ground Floor  
53 sq m/570.48 sq ft  
Approx.



First Floor  
43 sq m/462.84 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 room 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. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.  
CP Property Services @2021



**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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