

**Welham Road**  
**Retford**

**Offers Over £200,000**



# Welham Road Retford

Well Proportioned THREE BEDROOM Semi Detached Family Home

## Property Overview

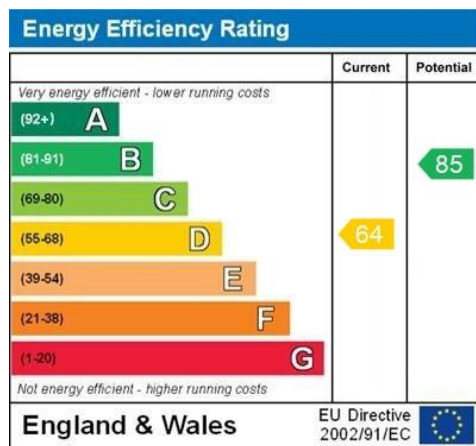
- **\*\*NO UPWARD CHAIN\*\***
- TWO RECEPTION ROOMS
- Generous Driveway & Detached Single Garage Providing Ample Parking
- Sizeable Laid to Lawn Rear Garden
- Situated on the Ever Popular Welham Road
- Easy Access to Everyday Conveniences, Restaurants, Recreational Facilities & Schools for All Age Groups
- Council Tax Band: C EPC Rating: D



We are pleased to welcome this well proportioned THREE BEDROOM semi detached family home to the market. Boasting TWO RECEPTION ROOMS and set over two storeys, the traditional living accommodation briefly comprises of an entrance hall, lounge, dining room, kitchen, first floor landing, master bedroom, two further bedrooms, family shower room and a separate WC. Outside sees a generous driveway and detached single garage providing ample parking, whilst a sizeable laid to lawn garden resides to the rear. Situated on the ever popular Welham Road, Retford's bustling town centre is within easy reach on foot, hosting a wealth of everyday conveniences, restaurants, recreational facilities and schools for all age groups. Carr Hill Primary & Nursery School, having most recently achieved a good Ofsted rating, is just a brief walk away. Retford Train Station is also easily accessible, offering a direct line to London King's Cross in less than ninety 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.*





**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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01777 566400

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.