



**Windsor Road**  
**Retford**

**Guide Price £110,000**



# Windsor Road Retford

Well Positioned TWO DOUBLE BEDROOM Semi Detached Family Home

## Property Overview

- **\*\*INVESTOR OPPORTUNITY ONLY\*\***
- **\*\*BEING SOLD VIA SECURE SALE- IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE\*\***
- TWO RECEPTION ROOMS
- Private Driveway & Attached Single Garage
- Fully Enclosed Laid to Lawn Rear Garden with Two Seating Areas
- Located in a Popular Residential Area of Hallcroft
- Close Proximity to Retford's Everyday Amenities, Leisure Facilities, Nearby Parks & Schools for All Age Groups
- Council Tax Band: A EPC Rating: D



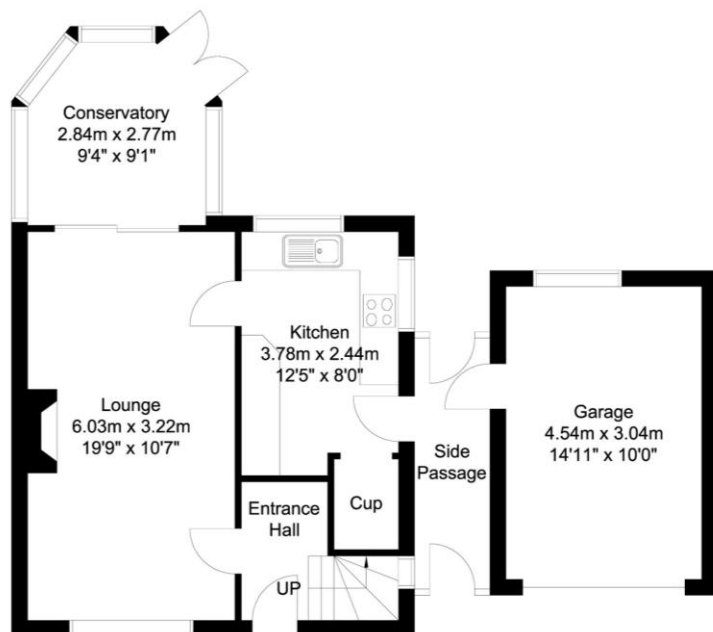
We are pleased to welcome this well positioned TWO DOUBLE BEDROOM semi detached family home to the market, located in a popular residential area of Hallcroft, just over a mile from Retford's town centre. Offered with no upward chain, 7 Windsor Road provides a comfortable internal layout, to include an entrance hall, spacious lounge, south easterly aspect conservatory, fitted kitchen, two accommodating bedrooms, and a family bathroom. The frontage sees a private driveway and attached single garage, whilst a fully enclosed laid to lawn garden with two seating areas resides to the rear. Hallcroft is a well established area known for its proximity to local schools, including Carr Hill Primary School and Elizabethan Academy, nearby parks, and frequent public transport into central Retford, which offers a full range of everyday amenities, restaurants, healthcare, and a mainline railway station with direct services 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.*

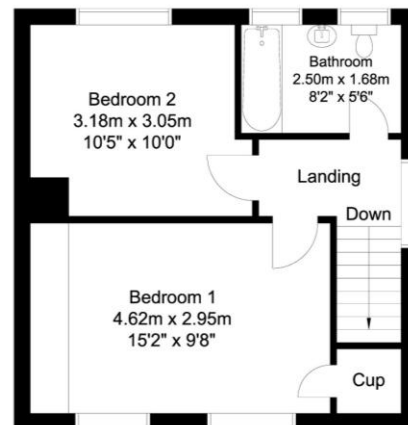




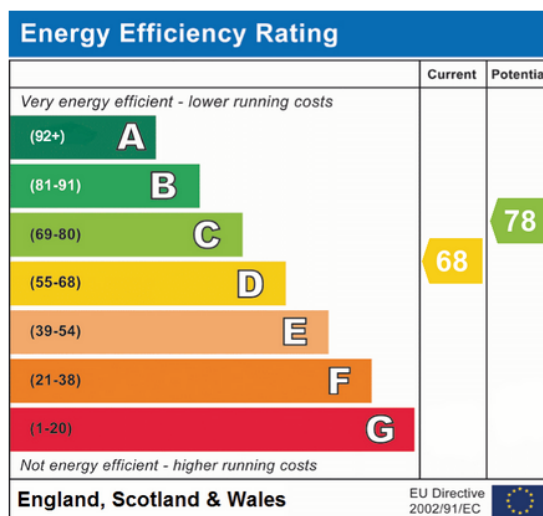
**Ground Floor**  
62 sq m/667.36 sq ft  
Approx.



**First Floor**  
35 sq m/376.73 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- Property to be sold with a tenant in situ

## 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.