



**Albert Road
Retford
Nottinghamshire
DN22 6JF**

Offers in Excess of £115,000

bettermove

Albert Road Retford

Bettermove are proud to present this 2 bedroom end of terrace house in the sought after area of Retford.

The property benefits from double glazing, gas central heating throughout and has ample on street parking nearby. The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, dining room, cottage style fitted kitchen and family bathroom on the ground floor. The first floor consists of 2 bedrooms. The exterior boasts a private garden, perfect for enjoying the summer months.

Located in the popular town of Retford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Retford Train Station, the A1 and many local buses.

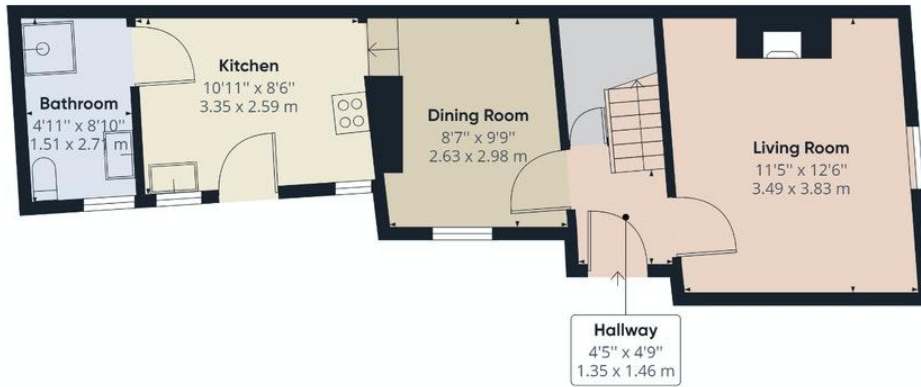
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

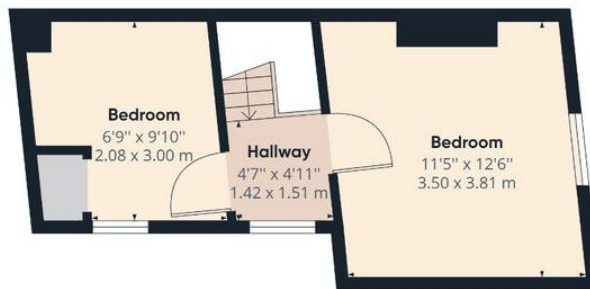
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
666.20 ft²
61.89 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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