



Albert Road

, Retford, DN22 6HZ

£850 Per month



FOR RENT - Traditional two-bedroom terrace home offered for rent in Retford, Nottinghamshire.

Ideal for singles or couples looking for a convenient town centre base and a comfortable home arranged over two floors.

The ground floor offers two welcoming reception rooms, a separate galley style kitchen (appliances not included), handy outside storage and WC (accessible externally). The layout upstairs is typical of this style of property and the era - the large upstairs bedrooms to the rear provides access to a dressing room and family bathroom, creating a 'suite'. The additional bedroom to the front of the property has it's own built-in storage and is flooded with natural light.

The property is within walking distance to Retford's amenities, shops and King's Park, as well as the train and bus stations.



Description

A characterful and well-proportioned traditional terrace offering flexible living space, two bedrooms, useful outbuildings and a convenient Retford location.

The ground floor offers a practical and welcoming arrangement, beginning with a lounge that provides an inviting main living area for relaxing or entertaining. A separate dining room creates an excellent second reception space, ideal for family meals, working from home or additional day-to-day living. To the rear, the kitchen offers a dedicated cooking and preparation area, with both floor and wall units and space for oven, washing machine and fridge/freezer.

To the first floor there are two bedrooms. Bedroom 1 offers a comfortable principal bedroom space, while bedroom 2 provides access to a useful dressing room and the bathroom. This arrangement is typical of homes built in this era and offers flexibility for tenants who may wish to use the additional dressing room as wardrobe space, a nursery area, study zone or practical storage, depending on their needs.

Externally, the property benefits from a secure rear garden, the added convenience of an outside WC, and additional storage buildings providing useful space for household items, outdoor furniture/barbecue, or a secure spot for bikes.

Retford is a popular Nottinghamshire market town with a good range of everyday amenities, shops, cafés, traditional pubs, leisure facilities and local services. The town is also well placed for transport connections, which is ideal for residents without their own vehicle - Retford rail and bus stations are both within walking distance of the property, offering convenient access to the wider area, for commuting and visiting nearby towns.

Lounge 12'4" x 11'10" (3.77 x 3.63)

An inviting entrance to the property leads directly into the lounge. The large window to the front allows for natural light to flood the room, and the carpets keep it cosy for comfy nights in.

Dining Room 12'4" x 10'7" (3.77 x 3.23)

This second reception room at the heart of the home is a great space for dining, working from home or entertaining guests. It offers storage with an understairs cupboard, and access to the galley-style kitchen.

Kitchen 12'9" x 6'6" (3.89m x 1.98m)

A galley style kitchen with a mix of wall and base units. You'll find space for a freestanding oven with hob, fridge/freezer and washing machine with plumbing in situ. Please note, appliances are NOT included with this property.

Bedroom 1 12'4" x 11'10" (3.77m x 3.63m)

Upstairs, this large principle bedroom benefits from it's bright position at the front of the property. There is a built in cupboard for storage and a central pendant light fitting with fan.

Bedroom 2 12'4" x 12'2" (3.77m x 3.73m)

Bedroom 2 is a large, comfortable space with neutral decor and carpet. Access to the dressing area and bathroom are from bedroom 2, creating a private 'suite'.

Dressing Area 6'5" x 6'0" (1.97m x 1.85m)

Handy walk-in wardrobe, dressing area or additional storage. Could also be utilised as a nursery space off the bedroom with direct access to the bathroom, creating a safe and calming space for a young family.

Bathroom 6'5" x 6'4" (1.97m x 1.95m)

The space has been maximised to include a bath with overhead shower, pedestal basin and toilet. Neutral décor and stylish flooring mean the morning rush is a pleasant experience and you'll look forward to relaxing with a long soak in the bath at the end of the day.

Outside

To the rear of the property you'll find a secure garden, handy WC and additional storage buildings - ideal for garden furniture, barbecues or a safe space for bikes and other toys.

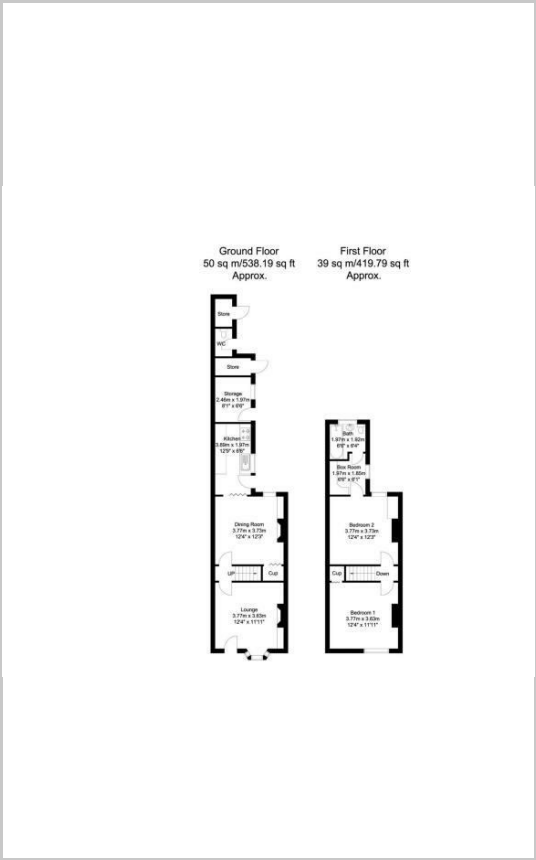
DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

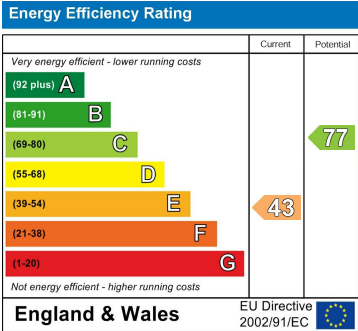
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.