





Morley Avenue, Retford

Offers in the Region of £160,000

• NO UPWARD CHAIN • Well-Presented THREE BEDROOM Mid-Terrace Property • All UPVC Double-Glazed Windows Recently Replaced in December 2024 with FENSA Certificate • Ideal for First-Time Buyers or Investors • Expected Gross Rental Yield of 7.12% if Purchased at the Asking Price • Fully Enclosed, South-Easterly Aspect Rear Garden with Ample Outdoor Storage • Quietly Positioned in the Sought-After Residential Area of Hallcroft

ALEXANDER JACOB
ESTATE AGENTS & COMPANY

A great opportunity to acquire a well-presented THREE BEDROOM mid-terrace property, offering scope for extension- STTNC. Ideal for first-time buyers or investors, the living accommodation briefly comprises an entrance hall, modern kitchen diner, lounge, handy ground floor WC/ utility area, principal bedroom, two further bedrooms, and a well-appointed family bathroom. The frontage sees a communal parking area, whilst a fully enclosed, south-easterly aspect garden and ample outdoor storage reside to the rear. Quietly positioned in the sought-after residential area of Hallcroft, 2 Morley Avenue enjoys easy access to Retford's wealth of everyday conveniences, recreational facilities, dining options, well-regarded schools for all ages, and excellent road and rail links.







Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C







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..
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