



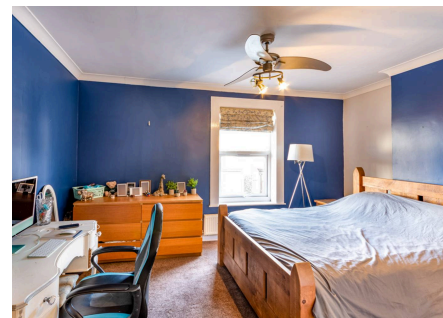
## Tunnel Road, Retford, DN22 7TA

Offers in the Region of £160,000

- **\*\*NO UPWARD CHAIN\*\*** • Deceptively Spacious THREE BEDROOM Mid-Terrace • Brand New Boiler- Installed in March 2026 • Two Versatile Outdoor Stores • Handy Detached Outbuilding Offering Excellent Conversion/ Annexe Potential- Subject to the Necessary Planning Consents • Fully Enclosed Rear Garden Requiring Little Maintenance, Enjoying a Sheltered Seating Area & Raised Fishpond • Conveniently Located in a Popular Residential Area of Ordsall • Close Proximity to Everyday Amenities, Restaurants, Pubs, Leisure Facilities, & Schools for All Age Groups



A great opportunity to acquire a deceptively spacious THREE BEDROOM mid-terrace. Boasting well-proportioned accommodation, and a brand new boiler- installed in March 2026, the traditional living accommodation briefly comprises a spacious lounge, kitchen diner with plentiful storage, well-appointed ground floor family bathroom, master bedroom complete with walk-in wardrobe, two further bedrooms, and a handy first floor WC. Further versatile accommodation resides in two outdoor stores, currently utilised as a utility room and laundry room, whilst a handy outbuilding offers excellent conversion/ annexe potential- STPP. Outside sees a fully enclosed rear garden requiring little maintenance, enjoying a sheltered seating area, and raised fishpond. Conveniently located in Ordsall, 18 Tunnel Road benefits from everyday amenities, a bustling pub, pharmacy, and nursery in its locality. Ordsall Primary School, having most recently achieved a good Ofsted rating, is just a brief walk away.

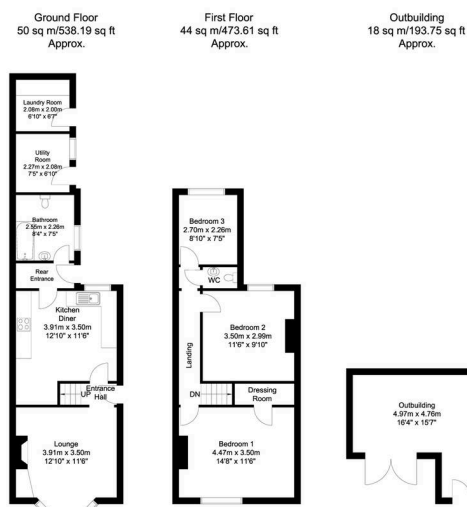
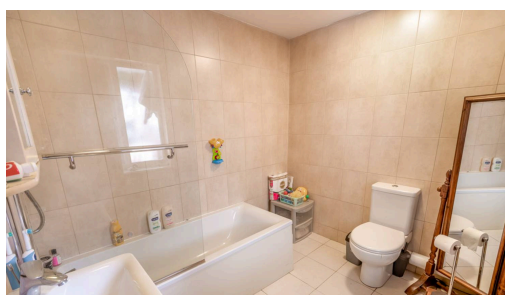


Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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