



## 38 QUEEN STREET RETFORD

A refurbished 1930's style semi detached house in a location close to Retford mainline railway station. There is a front aspect lounge with recently replaced double glazed window, open dining room kitchen leading into a small family area, ground floor shower room/wc. Refurbished bathroom. The garden is a nice size with a recently installed large timber garage/workshop/home office. Viewing is recommended.

**Offers over £185,000**

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**BROWN & CO**

Property and Business Consultants

# 38 QUEEN STREET, RETFORD, DN22 7DA

## LOCATION

Queen Street is situated to the west of Retford town centre and is within comfortable walking distance of the mainline railway station on the London to Edinburgh link. There are schools for all age groups close by as well as King's Park and good accessibility to the A1 which links to the wider motorway network.

## ACCOMMODATION

**COVERED ENTRANCE** with half glazed UPVC door into

**ENTRANCE HALL** period style skirtings, stairs to first floor landing, half glazed door to

**LOUNGE 13'5" x 12'7" (4.11m x 3.88m)** measured to front aspect floor to ceiling square bay window (recently installed), feature white fire surround with electric coal effect fire, period skirtings, picture rail, TV and telephone points. Half glazed door to

**DINING ROOM 12'6" x 11'8" (3.85m x 3.58m)** rear aspect with feature sandstone fireplace with matching hearth and coal effect gas living flame fire, period style skirtings, picture rail, under stairs storage cupboard, doorway into

**REFITTED KITCHEN 9'7" x 7'8" (2.96m x 2.37m)** with grey and white coloured base and wall mounted cupboard and drawer units, single composite sink drainer unit with mixer tap, space and plumbing below for washing machine, space for tumble dryer, upright fridge freezer, built in Lamona electric oven with Lamona four ring halogen hob with extractor above, wood effect working surfaces, part tiled walls, wood panelled ceiling with recessed downlighting, opening into

**FAMILY AREA 9'5" x 7'6" (2.89m x 2.30m)** rear aspect French doors with obscure side light windows and additional side aspect obscure double glazed window, skylight.

**SHOWER ROOM** side aspect obscure double glazed window (recently installed), corner fitted tile enclosed shower cubicle with electric shower, glazed screen, vanity unit with inset sink, white high gloss cupboard below with mixer tap, low level wc, radiator.

**FIRST FLOOR GALLERY STYLE LANDING** with access to a good sized partially boarded roof void by way of a ladder with light.

**BEDROOM ONE 12'6" x 10'0" (3.58m x 3.06m)** rear aspect double glazed window with views to the garden, built in wood grain and cream coloured corner wardrobe with sliding doors and hanging and shelving, matching three drawer and one cupboard dressing table unit with two bedside cabinets, wood effect laminate flooring, period style skirtings and picture rails.

**BEDROOM TWO 13'5" x 9'7" (4.11m x 2.96m)** measured to front aspect floor to ceiling double glazed window, wood effect laminate flooring, period skirtings and picture rails. Built in wood grain and cream coloured corner wardrobe with sliding doors and hanging and shelving, matching three drawer and one cupboard dressing table unit with two bedside cabinets, TV aerial lead.

**BEDROOM THREE 9'9" x 6'2" (3.03m x 1.89m)** front aspect double glazed window, period style skirtings, wood effect laminate flooring.

**BATHROOM** side aspect obscure double glazed window, three piece white suite with panel enclosed bath and contemporary mixer tap/handheld shower attachment. Electric Redring plus extra shower unit, glazed shower screen, white low level wc, vanity unit with inset sink, high gloss white cupboard and mixer tap, fitted cupboard housing wall mounted gas fired combination central heating boiler and shelving. Part original tiled walls. Wood effect laminate flooring.

## OUTSIDE

The front of the property is walled to three front and side. Wrought iron pedestrian gate giving access to the side by way of paved path and wrought iron gate leading to the rear garden. The front garden has a good range of established shrubs and trees.

The rear garden is of a good size and is fenced and walled with a good sized paved patio. Good area of lawn with shrub and flower borders, an additional shrub bed to the side in need of some attention. There is an additional paved patio to the rear which leads to the large **TIMBER GARAGE/WORKSHOP 18'5" x 15'0" (5.65m x 4.60m)** which has double wooden opening doors, half double glazed door to the side and two side aspect double glazed windows, power, light and in front there is space for 1/2 vehicles.

## GENERAL REMARKS & STIPULATIONS

**Tenure and Possession:** The Property is freehold and vacant possession will be given upon completion. **Council Tax:** We are advised by Bassetlaw District Council that this property is in Band A 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 finalizing their offer to purchase.

**Floorplans:** The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

**Hours of Business:** Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

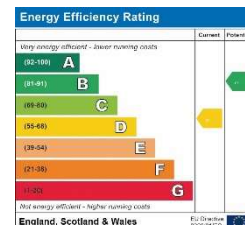
**Viewing:** Please contact the Retford office on 01777 709112.

**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

**Agents Note:** In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in September 2022.



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