



17-19 QUEEN STREET, RETFORD
£450,000

BROWN & CO

17-19 QUEEN STREET, RETFORD, DN22 7BH

DESCRIPTION

A very well presented 4/5 bedroom end terraced Victorian house close to the heart of Retford town centre. The property has undergone some major refurbishment and now provides en suite facilities to three of the bedrooms, plus two refitted kitchens. The property is currently available on Travelnest for rental providing an income but with the accommodation as it is the property provides either space for an annexe for elderly relative or teenage or main family house with one bedroom holiday let. The detached studio has planning permission being sought to convert into an additional separate studio and holiday let. There is a single garage, ample off road parking and attractive gardens.

LOCATION

Queen Street is within walking distance to the town centre, which provides comprehensive shopping, leisure and recreational facilities, as well as schools for all age groups. In addition, there is a mainline railway station which provides links on the London to Edinburgh Inter City link also within walking distance of the property. The A1 is to the west linking to the wider motorway network.

DIRECTIONS

[what3words///prices.ritual.pulse](https://www.what3words.com/prices/ritual.pulse)

ACCOMMODATION

Half glazed UPVC door with stained glass and leaded lights into

IRREGULAR SHAPED RECEPTION HALL with rear aspect double glazed window. Period style skirtings, dado rail, cornicing, recessed lighting. Ornate display arch. Stairs to first floor landing with under stairs storage area.

WET ROOM rear aspect obscure double glazed window. White low level wc, mains fed handheld shower attachment, wall mounted hand basin, ceramic tiled flooring, tiled walls, extractor, recessed lighting, chrome towel rail radiator. Small storage cupboard.

SITTING ROOM 18'2" x 10'10" (5.54m x 3.34m) maximum dimensions, front aspect double glazed window. Stripped wood stained flooring, period style skirtings, dado rail, recessed fireplace, TV and telephone points.

DINING ROOM 11'4" x 10'9" (3.48m x 3.32m) front aspect double glazed bay window. Period style skirtings, cornicing, central ceiling rose, painted fire surround within recessed fire, stripped wood stained flooring, wall light points, TV aerial point.

KITCHEN 14'9" x 8'2" (4.53m x 2.49m) side aspect half glazed UPVC door and double glazed window. A recently refitted range of navy blue and white base and wall mounted cupboard and drawer units in a shaker style with stainless steel double sink and mixer tap. Space and plumbing for washing machine and one appliance. Built in electric oven, four ring gas hob with extractor canopy over. Ample wood effect working surfaces, part tiled walls. Recessed lighting, space for larder fridge and freezer. Half glazed door to potential annex



STUDIO/KITCHEN 13'6" x 11'9" (4.14m x 3.62m) refitted range of dove grey and white base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine, built in electric oven with space for microwave above. Halogen four ring electric hob, stainless steel extractor over, integrated fridge and freezer, double glazed bifold doors into



LIVING ROOM 12'4" x 11'8" (3.78m x 3.61m) brick base with double glazed French doors into the garden. UPVC clad ceiling double glazed windows. TV aerial lead.



BEDROOM FIVE 13'7" x 11'5" (4.16m x 3.49m) maximum dimensions, front aspect double glazed window. Half glazed composite door to the front. Period style skirtings, panelled door to

EN SUITE SHOWER ROOM shower cubicle with electric shower, bifold glazed screen, aqua boarding surround, wall mounted hand basin

with tiled splashback and mixer tap, low level wc. Recessed lighting and extractor.

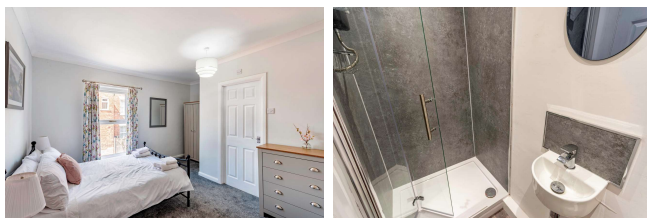
From main hallway **FIRST FLOOR**

GALLERY STYLE LANDING with double glazed windows overlooking the attractive gardens, split level landing with period style skirtings, dado rail, recessed lighting, access to roof void. Built in cupboard.

BEDROOM ONE 13'2" x 11'5" (4.02m x 3.51m) front aspect double glazed window. Period style skirtings.

BEDROOM TWO 13'6" x 10'10" (4.15m x 3.34m) front aspect double glazed window. Slightly irregular shaped room. Feature Victorian style fireplace, period style skirtings, dado rail, striped wooden flooring, built in double wardrobe.

BEDROOM THREE 13'7" x 11'7" (4.16m x 3.55m) front aspect double glazed window.



EN SUITE SHOWER ROOM shower cubicle with aqua boarding, electric shower, glazed screen. Contemporary wall mounted hand basin with splashback and mixer tap. Low level wc, chrome towel rail, radiator. Extractor and recessed lighting.

BEDROOM FOUR rear aspect double glazed window with views to the attractive gardens, striped wooden flooring, access to small roof void.

EN SUITE SHOWER ROOM with full width shower cubicle with electric shower and handheld attachment, bifold screen, aqua boarding. Low level wc, contemporary white basin with mixer tap and splashback. Chrome towel rail radiator. Extractor and recessed lighting.

FAMILY BATHROOM 14'9" x 8'2" (4.53m x 2.49m) side and rear aspect double glazed windows with views to garden. Recently refitted in Victoriana style comprising bath with claw feet, handheld mixer tap/shower attachment, low level wc, pedestal hand basin with mixer tap. Large walk in shower cubicle with curved glazed screen, mains fed contemporary shower with raindrop shower head, recessed lighting, chrome towel rail radiator, period style skirtings, recessed lighting, part tiled walls.



OUTSIDE

The front is walled with two gates giving access to the property by way of block paved pathways. The garden has established trees and shrubs with pebbled areas for ease of maintenance.

From Queen Street access by way of a drop kerb giving space for 2 vehicles which in turn leads to **SINGLE GARAGE 19'0" x 9'0" (5.83m x 2.83m)** with up and over door, power, lighting, telephone point, storage heater, personal door to garden, rear aspect double glazed window. From the drive are wooden gates giving access to the additional internal driveway with space for another 5 cars. There is an attached porch to the rear by way of a half glazed door which houses the wall mounted gas fired central heating boiler. External lighting and water supply. Additional brick built **STUDIO ROOM 26'5" x 8'7" (8.09m x 2.65m)** with loggia. Double glazed French doors leading into the sectioned area which is currently used as a utility room with space and plumbing for washing machine and additional appliance with working surface above. Wall mounted electric heater. Doorway into the main part of the structure which has double glazed windows to the side and rear and half glazed door to the garden with power and lighting; this would make a great home office or workshop/storage area.

The good sized rear garden is a great feature of the property and comprises a block paved and pebbled for ease of maintenance and could provide additional parking for vehicles. There is a raised shrub, flower beds and borders with some good established foliage. The garden is fenced and walled to all three sides. Raised area with lighting and timber summer house. The main garden has been landscaped with sculptured lawns and established shrub, flower beds and borders with pebbled pathway. To the rear of the plot is a full width raised paved patio which is split with paving and pebbling with some fruit trees. Timber shed and greenhouse plus an ornamental pond with quarry tiled surround. External sockets.

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 B.

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.

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.

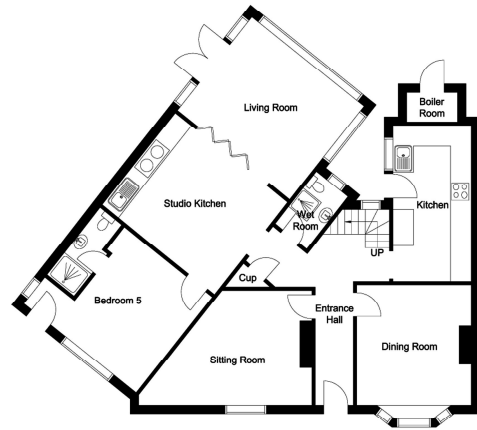
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

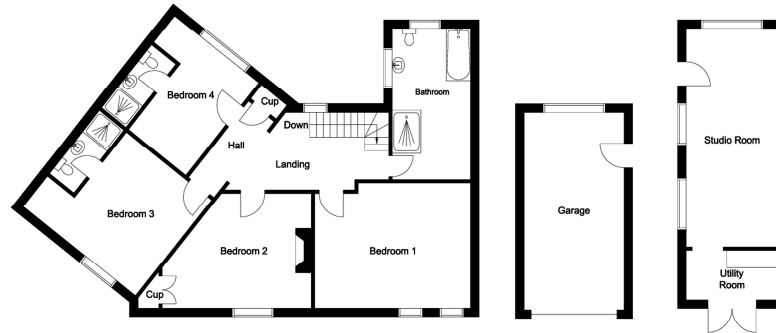
These particulars were prepared in August 2023.

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

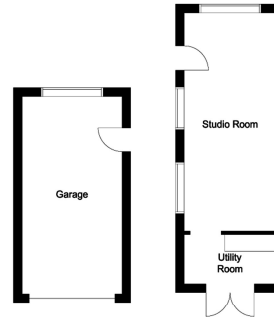
Ground Floor



First Floor



Outbuildings



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 @2023



IMPORTANT NOTICES

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