



115 QUEEN STREET RETFORD

A nicely proportioned three bedroom Victorian terraced house with many original style features including a large through lounge dining room, separate morning room and a well fitted kitchen. In addition, there are three double bedrooms, four piece bathroom suite, two cellar rooms and a good sized rear garden.

£195,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

115 QUEEN STREET, RETFORD, DN22 7DA

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 and also within walking distance of the property. The A1 is to the west linking to the wider motorway network.

DIRECTIONS

what3words///pace.tune.backup

ACCOMMODATION

Half glazed composite door with arched glass window above into

GOOD SIZED ENTRANCE HALL with Minton style tiled flooring, period style skirtings, archway, stairs to first floor landing.

LOUNGE 14'10" x 10'3" (4.57m x 3.14m) floor to ceiling double glazed bay window with modern sash windows, Victorian open fireplace with raised tiled hearth, stripped wooden flooring, TV and telephone point, period style skirtings.

DINING ROOM 13'9" x 11'6" (4.25m x 3.52m) rear aspect double glazed French doors leading into the garden. Stripped wooden flooring, period style skirtings, traditional radiator, step down to

SNUG 10'2" x 8'2" (3.11m x 2.49m) side aspect double glazed window, oak laminate flooring, door to cellars. Period style skirtings, stripped door to

KITCHEN 14' x 9'2" (4.28m x 2.79m) dual aspect double glazed windows, half glazed door to the garden. An extensive range of base and wall mounted cupboard and drawer units, 1/4 stainless steel sink drainer unit with mixer tap. Space and plumbing for washing machine and slimline dishwasher. Recently installed electric oven with four ring gas hob over and extractor canopy above. Ample wood effect working surfaces, breakfast bar, part tiled walls, laminate flooring, space for upright fridge freezer, spotlight.

From the snug there is a door and brick steps down to **CELLAR ROOM ONE 14'8" x 13'8" (4.52m x 4.21m)** power and light, brick flooring, front aspect window. **CELLAR ROOM TWO 13'8" x 9'7" (4.21m x 2.97m)** brick flooring.

FIRST FLOOR

GALLERY STYLE LANDING period style skirtings, door to second floor. Under stairs storage cupboard.

BEDROOM ONE 14'10" x 12'4" (4.57m x 3.77m) measured to front of wardrobes. Two front aspect double glazed sash cord windows. Built in wardrobes with hanging and shelving space, period style skirtings, ceiling rose, telephone point.

BEDROOM THREE 13'9" x 8'9" (4.25m x 2.7m) rear aspect double glazed window. Victorian fireplace, period style skirtings.

BATHROOM 10'5" x 8' (3.21m x 2.45m) side aspect double glazed window. Four piece white suite comprising free standing oval shaped bath with contemporary mixer tap and handheld shower attachment. Tile enclosed shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head. Low level wc, hand basin set on wooden surround with shelving below, laminate flooring, old school style radiator. Cupboard housing gas fired central heating boiler. Recessed lighting, access to small roof void.

SECOND FLOOR LANDING

BEDROOM TWO 12'10" x 11'3" (3.96m x 3.43m) high level Velux style window, walk in gable with double glazed window overlooking the garden. Access to eaves storage, old school style radiator.

OUTSIDE

The front is walled to all sides. Wrought iron gate giving access to the Indian stone steps leading to the front door. External water supply.

The rear garden is walled and fenced to all sides with a side paved patio area, steps down to the main garden with additional full width paved patio, pedestrian gate giving access for bins to the rear of the terraced houses. A good area of lawn, established shrub, flower beds and borders. To the rear of the plot is picket style fencing giving access to the timber shed.

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 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.

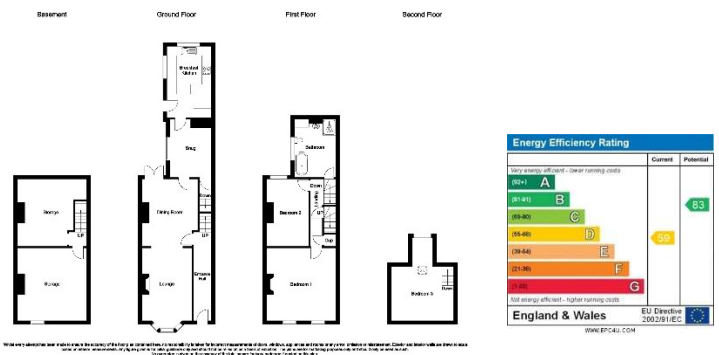
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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.

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 specialize 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 December 2023.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.