



19 RICHARD STREET RETFORD

A two bedroom mid terraced house in this favoured location to the south of Retford town centre. The property benefits from two good sized reception rooms, modern galley kitchen with utility room and a good sized rear garden. The property is being sold with the current tenant in situ and the monthly rental is £750.00

£110,000

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BROWN & CO

Property and Business Consultants

19 RICHARD STREET, RETFORD, DN22 7EJ

LOCATION

The property is on the southern fringes of Retford town centre which provides comprehensive shopping, leisure and recreational facilities, along with schools for all age groups. The town centre also boasts a mainline railway station on the London to Edinburgh Inter City line.

DIRECTIONS

What3words///yoga.limit.leaps

ACCOMMODATION

Half glazed UPVC door to

SITTING ROOM 12'5" x 11'9" (3.80m x 3.64m) front aspect double glazed window. Rustic fireplace with wood surround and raised tiled hearth. Laminate flooring, dado rail, wall light points. Central ceiling rose, TV point.

INNER VESTIBULE with stairs to first floor landing.

DINING ROOM 12'5" x 11'9" (3.80m x 3.64m) double glazed French doors leading into the garden. Under stairs storage cupboard, original floor to ceiling shelved cupboard which is partially leaded light glazed. Part wood panelled walls, central ceiling rose and step down to

KITCHEN 11'9" x 6'8" (3.64m x 2.08m) side aspect double glazed window. A good range of base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap. Space and plumbing below for washing machine. Built-in electric oven, five ring gas hob above with stainless steel splashback and matching extractor fan. Part tiled walls, tiled flooring, wall mounted gas fired central heating boiler and chrome towel rail radiator.

UTILITY ROOM 9'0" x 6'6" (2.76m x 2.01m) with half glazed UPVC door to side. Wood coloured flooring, raised Velux window, spotlighting, space for various appliances.

CLOAKROOM side aspect obscure double glazed window. White low level wc, hand basin with mixer tap and wood surround with tiled splashback. Ceramic tiled flooring, wall light point and high level Velux window. Old school style radiator.

FIRST FLOOR LANDING

BEDROOM ONE 12'5" x 11'9" (3.80m x 3.64m) rear aspect double glazed picture window with views to the garden. Range of built-in wardrobes with ample hanging and shelving space. Period skirtings, dado rail, step down to

EN SUITE BATHROOM 11'5" x 6'9" (3.49m x 2.11m) rear aspect obscure double glazed window. Three piece white suite of panel enclosed bath, mixer tap and mains fed shower with handheld attachment, raindrop shower head and glazed screen. Vanity unit with mixer tap and cupboards below. Low level wc, part tiled walls, chrome towel rail radiator, vinyl flooring, exposed ceiling timber, extractor and spotlighting.

BEDROOM TWO 12'5" x 11'9" (3.80m x 3.64m) front aspect double glazed window. Period skirtings, built-in floor to ceiling shelved cupboard and additional over stairs storage cupboard. Wall light points.

OUTSIDE

Picket fenced to the front with gate and quarry tiles to the front door. Pebbled low maintenance garden.

The rear garden is a nice feature of the property, side paved patio with external water supply and lighting. The garden is fenced to all sides, attached **external wc** with low level wc, hand basin above and aqua boarding surround. The garden is lawned and to the rear is an additional brick paved garden with a further area of lawn behind and this also backs onto playing fields.

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.

These particulars were prepared in June 2026.



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