



2 QUEEN STREET, RETFORD  
£400,000

**BROWN & CO**



## 2 QUEEN STREET, RETFORD, DN22 7BH

### DESCRIPTION

A substantial Victorian Villa close to the heart of Retford town centre and Kings Park providing a wealth of original style features including high ceilings, picture rails, ceiling roses and fireplaces. The property is currently let successfully on Air BNB plus to the rear of the property is an attached one bedroom ground floor flat, let on an Assured Shorthold Tenancy, however, there is the possibility to include this within the main house by the inclusion of a doorway from the entrance hall (just currently boarded), subject to necessary consents.

The property is arranged over two floors and provides light, airy and spacious accommodation throughout. The garden is enclosed and is mainly lawned with a covered outside seating area and to the rear from Westfield Road accessing to the flat, which has its own private garden, this could also be created as off road parking.

### LOCATION

Queen Street is within comfortable distance of Retford town centre with comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. Kings Park is close by for walks as is the Chesterfield Canal. The A1 is to the west providing links to the wider motorway network. There are schools accessible for all age groups.

### DIRECTIONS

what3words:///pillow.chemistry.season

### ACCOMMODATION

Large wooden panelled door with glass above into spacious

**ENTRANCE HALL 24'7" x 5'9" (7.54m x 1.79m)** period skirtings, cornicing, under stairs storage cupboard and stairs to first floor landing.

**LOUNGE 13'9" x 13'7" (4.23m x 4.17m)** measured to front aspect floor to ceiling single glazed bay window and additional side aspect single glazed sash window. Picture rail, cornicing, ceiling rose, period style skirtings.



**DINING ROOM 13'9" x 13'7" (4.23m x 4.17m)** currently used as a bedroom. Side aspect single glazed sash cord window. Period style skirtings, picture rail and ornate cornicing.



**REAR LOBBY** with half glazed side aspect door to garden. Part tiled walls, laminate flooring, period style skirtings.

**KITCHEN 8'6" x 7'0" (2.63m x 2.15m)** side aspect obscure double glazed window. A range of white gloss cupboard and drawer units.

Circular sink drainer with mixer tap, space below for two appliances. Built-in electric oven with four ring gas hob and stainless steel extractor above. Wooden working surfaces and part tiled walls.



**BATHROOM 11'10" x 6'3" (3.65m x 1.92m)** maximum dimensions. Rear aspect obscure double glazed window. Three piece white suite of tile enclosed bath with mains fed shower, raindrop shower head and glazed screen. Pedestal hand basin with mixer tap, low level wc. Ceramic tiled flooring, part tiled walls and extractor.

### FIRST FLOOR

**GALLERY STYLE LANDING** with rear aspect arched single glazed window. Access to roof void via ladder and could provide additional sleeping accommodation. Telephone point, period style skirtings.

**MASTER BEDROOM ONE 18'7" x 13'3" (5.71m x 4.06m)** currently fitted out as a kitchen/dining room. Rear aspect single glazed window. Currently comprises white high gloss base and wall mounted cupboard and drawer units. Single circular sink drainer unit with mixer tap. Space and plumbing for dishwasher. Electric oven, four ring gas hob with extractor above. Cupboard housing wall mounted gas fired combi central heating boiler. Space and plumbing for washing machine. Wooden working surfaces, part tiled walls, period style skirtings.

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Master Bedroom One

**BEDROOM TWO 13'9" x 12'9" (4.23m x 3.94m)** dual aspect with single glazed sash windows to front and side. Period style skirtings, wall mounted electric fire.



**BEDROOM THREE 14'0" x 12'10" (4.27m x 3.96m)** front aspect single glazed sash cord window, period style skirtings.



Bedroom Three

**BEDROOM FOUR 13'7" x 13'6" (4.17m x 4.13m)** side aspect single glazed sash cord window. Period skirtings.

Accessed from the rear via Westfield Road is the **One Bedroom Ground Floor Flat OR access from the main entrance hall**

Entrance door to **HALLWAY** door to

**KITCHEN LIVING ROOM 17'9" x 13'2" (5.44m x 4.03m)** front aspect double glazed window. A range of high gloss white fronted base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine. Space for cooker and upright fridge freezer. Wooden working surfaces, recessed fireplace, TV aerial lead. Two original style storage cupboards. Cupboard housing gas fired central heating combination boiler. Oak flooring.

**BEDROOM 15'9" x 13'6" (4.85m x 4.15m)** front aspect double glazed window. Feature original fireplace with marble surround and tiled hearth. Picture rails, cornicing, central ceiling rose. Oak flooring.

**BATHROOM** high level velux double glazed window. Three piece white suite comprising tiled enclosed bath with electric shower and glazed screen. Pedestal hand basin, low level wc, part tiled walls and extractor.

## OUTSIDE

From Queen Street the property is shielded nicely by high hedging. Wrought iron gate to the path leading to the front door. The garden is walled and lawned. Gate giving access to the main garden to the side which is triangular in shape with a good area of lawn and established shrub, flower beds and borders. Trellised covered seating area with tiled flooring and double gates which could lead to off road parking accessed from Westfield Road

The ground floor flat has a private garden which is walled and hedged, raised flower bed and double gates which could be off road parking.

## 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 has three council tax bands:

2 Queen Street – Band A. 2B Queen Street – Band A. 2C Queen Street – 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 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.

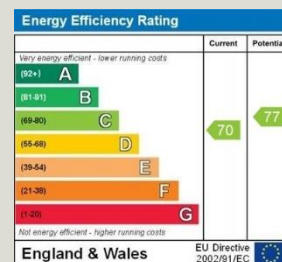
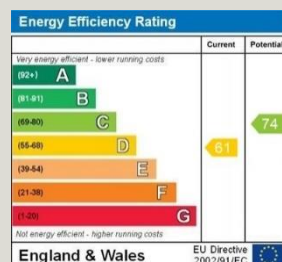
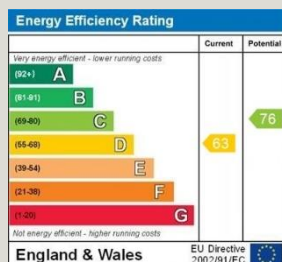
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 April 2025.

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