



2 QUEEN STREET, RETFORD
£320,000

BROWN & CO

2 QUEEN STREET, RETFORD, DN22 7BH

DESCRIPTION

A substantial double fronted 5 bedroom 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.

The property is arranged over two floors and provides light, airy and spacious accommodation throughout. The garden is enclosed and to the front and side and is mainly lawned with a covered outside seating area and to the rear from Westfield Road accessing to additional private garden/yard, which can also be used 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](https://www.what3words.com/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.

Entrance door to left hand **HALLWAY** door to

SITTING ROOM/FORMAL DINING ROOM 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.



KITCHEN DINING 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.



REAR HALLWAY to

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.



Entrance door to enclosed outside space with gated parking area, which backs onto Westfield Road.

Entrance door to right hand Hallway door to

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.



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RECEPTION 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 corning.



SIDE ENTRANCE HALL with half glazed side aspect door to garden. Part tiled walls, laminate flooring, period style skirtings.

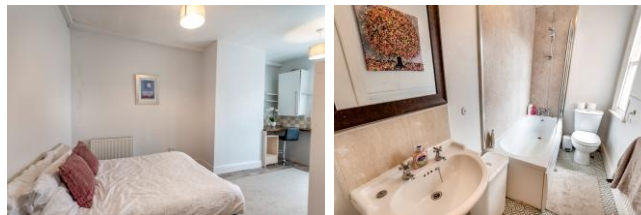
UTILITY 8'6" x 7'0" (2.63m x 2.15m) side aspect obscure double glazed window. A range of white gloss cupboard and drawer units. Circular sink drainer with mixer tap, space below for two appliances. Built-in electric oven with four ring gas hob and stainless steel extractor above. Wooden working surfaces 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) rear aspect single glazed window. Period style skirtings. Small inner lobby to



EN SUITE BATHROOM 11'10" X 6'3" (3.65m X 1.92m) side aspect obscure window, three piece white suite with panel enclosed bath, electric shower over and glazed screen. Pedestal hand basin, low level WC, part tiled walls, extractor.

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

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



BEDROOM FOUR 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 Four

BEDROOM FIVE 10'5" x 7'5" (3.20m x 2.28m) front aspect sash cord window, part wood panelled walls. Period skirtings.

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.

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:

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.

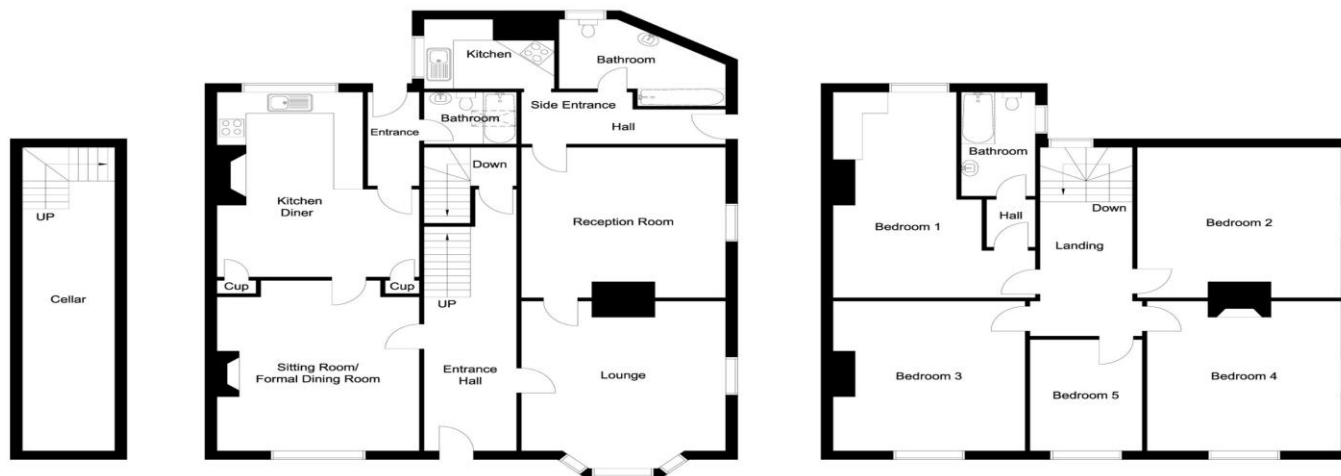
These particulars were prepared in April 2025 and amended in July 2025.

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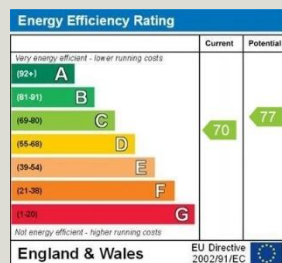
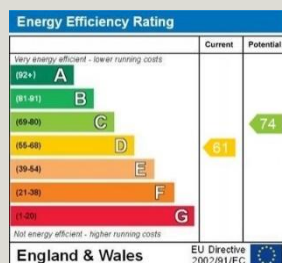
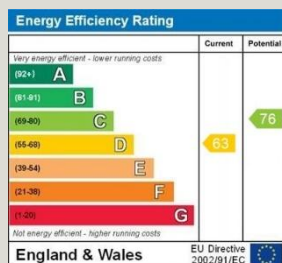
Basement

Ground Floor

First Floor



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