



## 12 NELSON STREET RETFORD

A good sized two bedroom mid terraced house on this favoured street close to Retford town centre and with views to the Chesterfield Canal. The property does require some cosmetic attention but makes a great first time buy or investment purchase.

**£135,000**

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**BROWN & CO**

Property and Business Consultants



12 NELSON STREET, RETFORD, DN22 6LP

LOCATION

Nelson Street is within comfortable walking distance of Retford town centre which provides comprehensive shopping, leisure and recreational facilities as well as good proximity to local junior and infant schools. Retford also boasts a mainline railway station on the London to Edinburgh intercity link. The Chesterfield Canal is close by and provides good countryside walks.

DIRECTIONS

What3words///chill.rents.duck

ACCOMMODATION

Door to ENTRANCE HALL with under stairs storage area and stairs to first floor landing.

LOUNGE 13'9" x 12'0" (4.24m x 3.66m) measured to front aspect double glazed bay window. Period style skirtings, Victorian fireplace with wooden surround.

DINING ROOM 12'4" x 11'10" (3.79m x 3.65m) rear aspect double glazed window. Recessed fireplace with fitted log burner and tiled insert. Two built-in storage cupboards, period style skirtings, TV and telephone points, step down to

KITCHEN 12'8" x 8'6" (3.90m x 2.63m) two side aspect double glazed windows, door to garden. An extensive range of wood fronted base and wall mounted cupboard and drawer units. Stainless steel sink drainer unit, space and plumbing for washing machine and space for upright fridge freezer. Built-in electric oven and grill and four ring gas hob. Part tiled walls, spotlight.

FIRST FLOOR GALLERY STYLE LANDING with dado rail, access to roof void, internal inner hallway.

BEDROOM ONE 15'4" x 11'5" (4.70m x 3.50m) two front aspect double glazed windows. Victorian fireplace with pattern tiled insert. Period skirtings.

BEDROOM TWO 11'2" x 9'5" (3.41m x 2.90m) rear aspect double glazed window with views to the garden and Chesterfield Canal. Period style skirtings, double wardrobe with shelved cupboard.

BATHROOM 12'6" x 8'7" (3.85m x 2.65m) rear aspect double glazed window. Four piece white suite comprising panel enclosed bath, separate shower cubicle with electric shower and glazed screen, pedestal hand basin, low level wc with storage shelving. Cupboard housing gas fired central heating combination boiler. Part tiled walls.

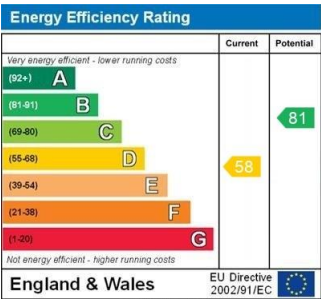
OUTSIDE

Buffer style front garden. Shared alley and gate to

The rear garden is fenced to all sides, with gates to the rear leading to the canal side walkway. Paved garden with raised decked area. External water supply and light. Two external brick outbuildings.

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 September 2025.



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