



54 WELLINGTON STREET RETFORD

A modernised two bedroom terraced house close to Retford town centre and benefits from a front aspect lounge, modern dining kitchen to the rear leading to the large rear garden. There is access via Springfield Road to the rear of the property which can provide the option for off road parking subject to usual planning.

£110,000

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BROWN & CO

Property and Business Consultants

54 WELLINGTON STREET, RETFORD, DN22 6PT

LOCATION

Located centrally to the town centre and accessible to local schools and countryside walks.

DIRECTIONS

What3words///funny.placed.tube

ACCOMMODATION

Part glazed UPVC door to

ENTRANCE HALL with stairs to first floor landing, central heating thermostat, door to

LOUNGE 11'4" x 12'3" (3.47m x 3.74m) front aspect double glazed window. Feature fire surround with raised hearth and coal effect gas living flame fire. TV and telephone points. Under stairs storage cupboard, spotlight and door to

KITCHEN DINING ROOM 15'6" x 8'2" (4.75m x 2.50m)

Kitchen area double glazed window overlooking the garden. A range of wood grain effect base and wall mounted cupboard and drawer units. Single stainless steel circular sink with mixer tap, ample working surfaces, space for free standing cooker and upright fridge freezer. Wall mounted gas fired central heating boiler. Part tiled walls.

Dining area currently used as a utility room as well. Space and plumbing for washing machine and additional appliance. Matching base and wall mounted cupboards. Additional working surfaces, part tiled walls. Half glazed door to rear garden.

FIRST FLOOR LANDING access to roof void with ladder.

BEDROOM ONE 15'6" x 9'0" (4.75m x 2.75m) maximum dimensions, front aspect double glazed window. TV aerial lead.

BEDROOM TWO 11'6" x 7'9" (3.52m x 2.40m) rear aspect double glazed window with views to the large garden.

SHOWER ROOM 7'2" x 5'4" (2.20m x 1.63m) rear aspect obscure double glazed window. Refitted in 2024. Full width walk in shower cubicle with aqua board surround, mains fed shower and glazed screen. Low level wc. Vanity unit with cupboard below, mixer tap and display area around. Part tiled walls.

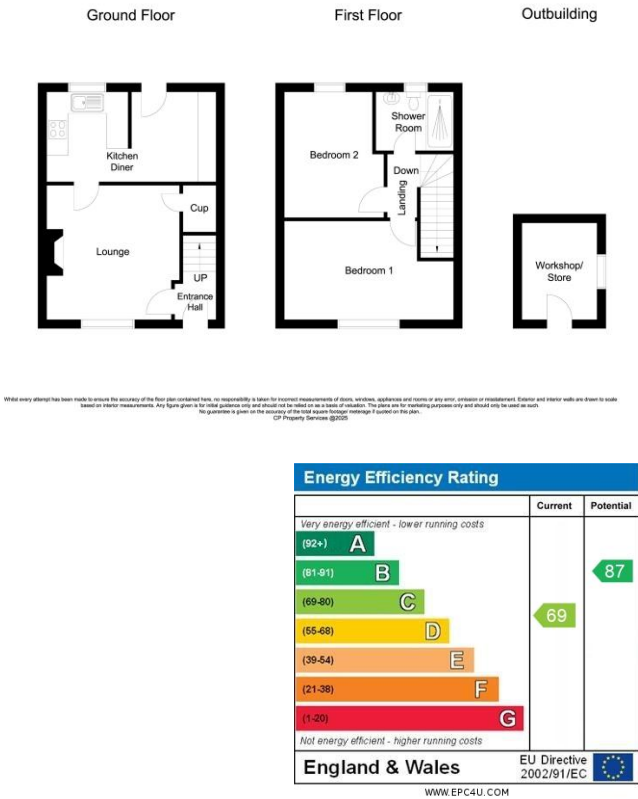
OUTSIDE

The front is fenced to all sides, personal gate and steps up to the main door. The garden has been left for the onward purchaser to either turf or plant.

The rear garden is one of the main features of the property and is hedged to all sides. Full width patio. The garden is terraced and is mainly lawned with beds for vegetables. Brick built WORKSHOP with UPVC door and window. Picket style fencing to the rear with a double gate which could, subject to planning, provide 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 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 December 2025.



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