



## 1B SAVILE STREET RETFORD

Rarely available, generous three bedroom bay fronted town house in very close proximity to town centre amenities. Walking distance to Market Square and King's Park. Permit parking in locality. Gas fired central heating.

**£160,000**

Brown & Co  
Retford  
01777 709112  
retford@brown-co.com

**BROWN & CO**

Property and Business Consultants

# 1B SAVILE STREET, RETFORD, DN22 6ET

## LOCATION

The property enjoys frontage to the much desired Savile Street, an established area located very close to the town centre where the Market Square is with walking distance. Savile Street lies directly opposite King's Park through which flows the River Idle. All town centre amenities including the town's railway station are within easy reach. London Kings Cross is under 1 hour 30 minutes from the station. The road network is excellent too.

## DIRECTIONS

What3words://alive.zips.hunt

## ACCOMMODATION

**SIDE ENTRANCE HALL** staircase with spindled balustrade, good under stair storage cupboard

**SITTING ROOM 14'2" x 10'11" (4.31m x 3.32m)** splayed bay window, radiator.

**SHOWER ROOM** tiled showering enclosure, pedestal wash hand basin, tiled splash back, low suite wc, radiator.

**DINING ROOM 15'6" x 12'0" (4.42m x 3.66m)** with recessed open living flame gas fire, mantle, storage shelving adjacent to chimney breast, picture rails, radiator.

**KITCHEN 10'10" x 8'5" (3.30m x 2.56m)** contemporary range of high gloss units, base cupboards surmounted by granite effect working surfaces, stainless steel sink unit. Appliances of oven, hob and contemporary extractor hood over. Tiled splash backs to co-ordinate, external door, radiator and opening to

**UTILITY ROOM** plumbing for washing machine, granite effect working surface.

## FIRST FLOOR

**LANDING** spindled balustrade, in built cupboard, glazed hatch to roof void. Potential for loft conversion, subject to usual Planning/Building Consents etc.

**BEDROOM ONE 11'11" x 10'9" (3.62m x 3.28m)** splayed bay window, traditional basket grate and fireplace surround, radiator.

**BEDROOM TWO 12'1" x 10'8" (3.67m x 3.26m)** with traditional basket grate and fireplace surround, radiator.

**BEDROOM THREE 12'0" x 5'5" (3.65m x 1.65m)** radiator.

**BATHROOM** white suite of panelled bath with bath/shower mixer tap, pedestal wash hand basin, low suite wc, tiled splash backs, cupboard housing gas fired combination boiler, open linen shelving, radiator.

## OUTSIDE

Front walled forecourt, side shared passageway.

To the rear is an enclosed paved courtyard garden.

## 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.

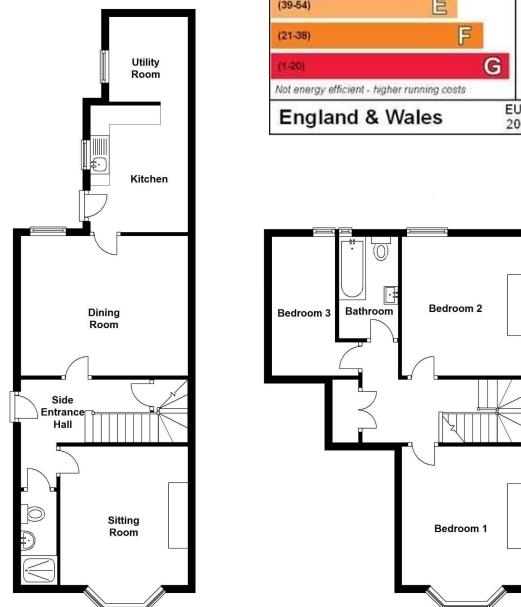
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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 January 2026.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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