



53 Queen Street, Retford, DN22
7BH



4



1



1

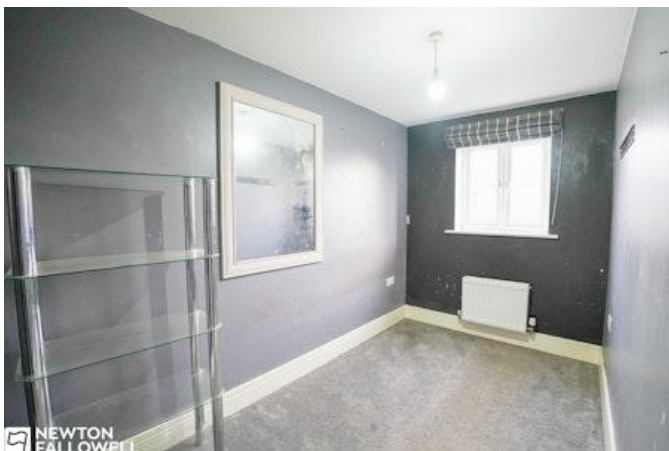
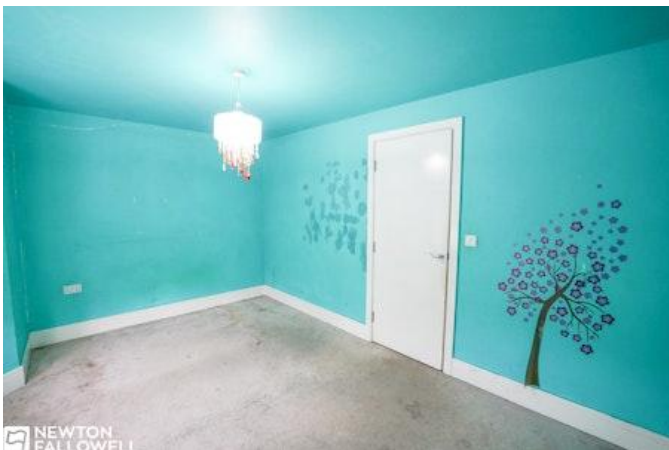
Offers in excess of
£250,000



Key Features

- NO UPWARD CHAIN
- FOUR BEDROOMS
- THREE STORY LIVING
- CLOSE TO SCHOOL AND STATION
- LOUNGE
- DINING KITCHEN
- EPC rating C
- Freehold





This well-appointed semi-detached house offers a versatile and practical living space arranged over three storeys. The property features four bedrooms, providing ample accommodation suitable for a range of requirements. A spacious lounge offers an inviting area for relaxation, while the dining kitchen presents a functional space for family meals and entertaining. The property benefits from a bathroom and a separate ensuite, delivering convenience and privacy for residents. Modern gas central heating ensures comfort throughout the year.

Externally, the house enjoys a private garden, which is ideal for outdoor use and activities. Additional advantages include a garage and driveway, offering secure and convenient parking solutions. The freehold tenure provides buyers with comprehensive ownership.

Key features of this property are its practical location close to both local schools and the train station, making commuting and day-to-day tasks straightforward. The property is available with no upward chain, facilitating a potentially smoother purchasing process. EPC rating is 'C'.

Local area

Retford, situated in Nottinghamshire, is a sought-after location offering a blend of residential tranquillity and accessibility to local amenities. The area is well-served by educational institutions, various shops, and essential services. Excellent transport links, including a local railway station, provide straightforward routes to major towns and cities. Retford is known for its welcoming community and pleasant green spaces, making it a desirable choice for families, professionals, and those seeking a well-connected base in a comfortable environment.

Entrance Hallway

UPVC front door with obscure glass, matching side light and double glazed window, and a single panel radiator.

Lounge 4.5m x 4.45m (14'10" x 14'7")

Double glazed window to front aspect, TV point, electric fireplace with surround, double panel radiator and additional single panel radiator. Four double glazed windows to side aspect and double glazed doors opening onto the rear garden.

Kitchen 4.5m x 4.24m (14'10" x 13'11")

Double glazed window to side aspect, double panel radiator, integrated fridge/freezer, integrated electric fan-assisted oven, integrated microwave, floor and wall-mounted cupboards, four-ring gas hob, integrated dishwasher, bowl-and-a-quarter sink with drainer and mixer tap, and integrated washing machine.

Downstairs WC



Single panel radiator, wall-mounted wash hand basin with mixer tap, jewel flush WC, and double glazed obscure glass window to front aspect.

First Floor Landing

Staircase access, double panel radiator, and storage cupboard housing the hot water tank.

Bedroom Two 4.5m x 3.33m (14'10" x 10'11")

Carpeted throughout with a curved bay double glazed window and double panel radiator.

Bedroom Three 1.88m x 4.24m (6'2" x 13'11")

Carpeted throughout with a double glazed window to side aspect and double panel radiator.

Bedroom Four 2.54m x 2.59m (8'4" x 8'6")

Carpeted throughout with a double glazed window to side aspect.

Second Floor

Bedroom One 4.5m x 4.72m (14'10" x 15'6")

Carpeted throughout with double glazed windows to side and front aspects, two double panel radiators, TV point, integrated wardrobes, and a separate dressing area.

En Suite

Velux window, wall-mounted wash hand basin set in a vanity unit with mixer tap, jewel flush WC, shower cubicle with wall-mounted shower head and controls, and wall-mounted heated towel rail.

Gardens and Grounds

The front of property has a pathway leading to the front door with a lawned front garden. Garage rear access and standard up-and-over door suitable for vehicle parking. The rear garden is slabbed and



enclosed with privacy hedging and fencing, featuring a summer house and side access to the property.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

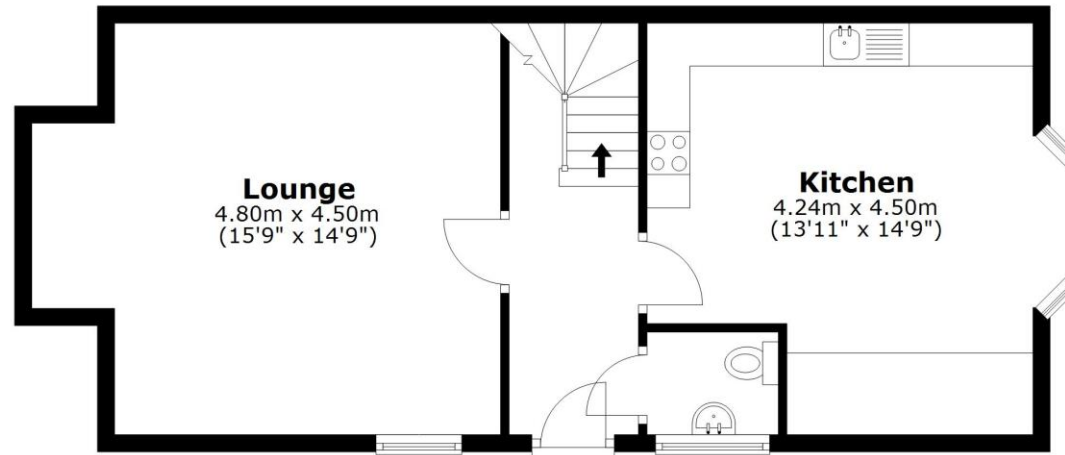
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



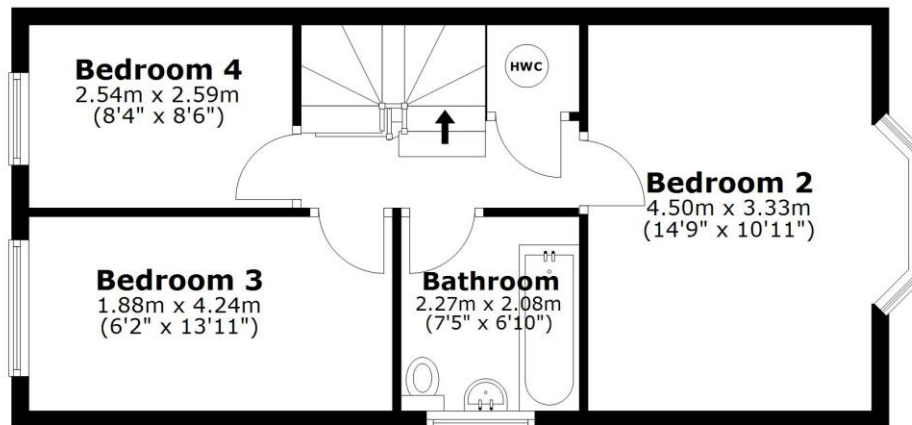
Ground Floor

Approx. 52.9 sq. metres (569.6 sq. feet)



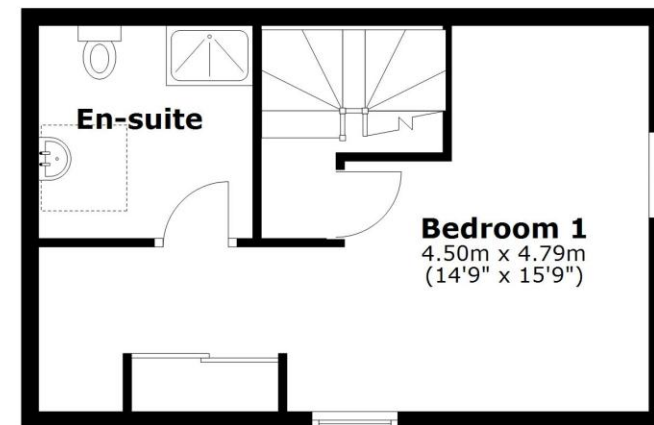
First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)

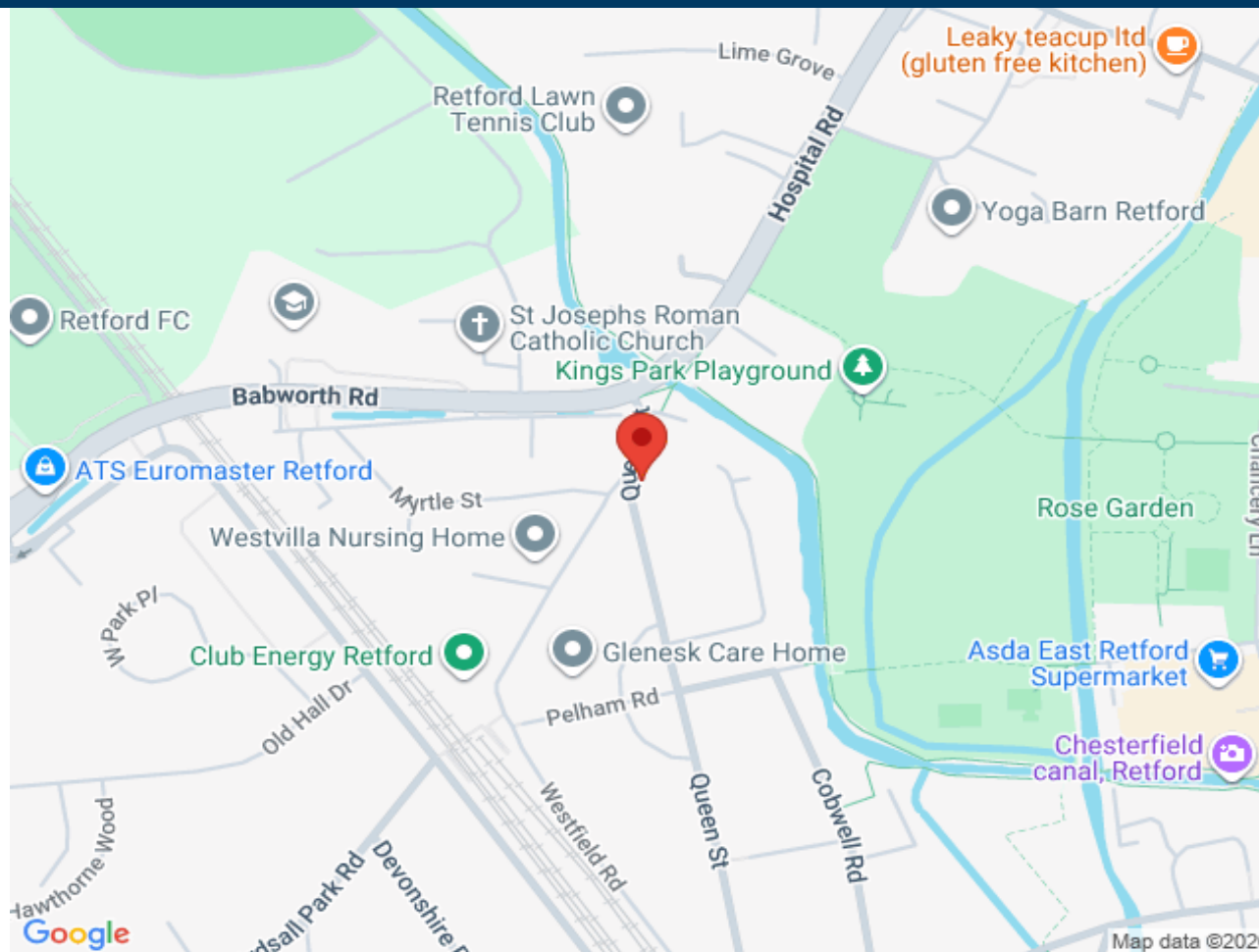


Second Floor

Approx. 32.0 sq. metres (344.8 sq. feet)



Total area: approx. 127.9 sq. metres (1377.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		