



Flat 1, 34-36 Victoria House,  
Victoria Road, Retford





# Offers over £100,000



## KEY FEATURES

- NO UPWARD CHAIN
- CONVENIENT FOR RAILWAY STATION & TOWN CENTRE
- RECENTLY MODERNISED THROUGHOUT WITH NEW FLOORING AND CARPETS
- TWO GENEROUS BEDROOMS
- OPEN PLAN LIVING KITCHEN DINER
- BATHROOM
- EPC RATING C
- LONG LEASEHOLD





This well-presented two-bedroom flat offers comfortable accommodation within a purpose-built development in Retford, Nottinghamshire. The property benefits from a practical layout, including an open-plan living, kitchen, and dining room which provides a versatile space well-suited for both relaxation and entertaining guests. Both bedrooms are generously proportioned, offering ample space for a range of furniture and storage options. The flat includes a modern bathroom, designed for ease of maintenance and daily convenience.



Residents have direct access to a shared garden, which contributes outdoor space for leisure and offers a tranquil environment. Zone or permit parking is available, providing flexibility for vehicle owners in the local area. Gas central heating ensures warmth and comfort throughout the year. The property is offered with no upward chain, presenting an appealing opportunity for purchasers seeking a straightforward and expedited transaction. Leasehold tenure applies to this property.

#### Local area

Retford in Nottinghamshire is a historic market town known for its attractive architecture, green open spaces, and convenient amenities. The area offers a range of local shops, cafes, and services, as well as good transport links to neighbouring towns and larger cities. The local community enjoys parks, recreational facilities, and cultural attractions, making it a desirable location for professionals, couples, or those seeking a peaceful yet connected setting.



#### Entrance Hallway

The property is entered through a wooden composite door with double glazed obscured glass. The hallway also features a small double glazed obscured window and a radiator.

#### Open Plan Living / Kitchen / Diner 3.86m x 5.44m (12'8" x 17'10")

A bright and well-presented open-plan living and kitchen area featuring floor and wall mounted cupboards and useful storage cupboards. The kitchen is fitted with a breakfast bar for seating, an integrated oven with four-ring electric hob and extractor hood, and a sink with drainer and mixer tap. There is space and plumbing for a freestanding washing machine, space for a fridge freezer and a double panel radiator. French doors with double glazed glass lead out to the rear patio, and the room also benefits from a TV point.

#### Bedroom One 4.15m x 3.33m (13'7" x 10'11")

A comfortable double bedroom featuring fitted storage, a radiator and a double glazed window to the front aspect.

#### Bedroom Two 4.12m x 2.35m (13'6" x 7'8")

Bedroom two benefits from double glazed windows, fitted shelving and storage, a radiator, TV point and carpeted flooring.

#### Bathroom 1.97m x 1.5m (6'6" x 4'11")

The bathroom is fitted with a panelled bath with wall-mounted shower controls and showerhead, a wash hand basin with mixer tap set within a vanity unit, and a low-level flush WC. Additional features include a wall-mounted heated towel rail and a double glazed obscured window.

#### Access and Outside Space

The flat is accessed via the rear of the property through a shared access path and benefits from a small private patio area along with use of a shared garden. To the front of the property there is permit-controlled on-street parking.





### Additional information

Leasehold length - 150 years from 1/1/2006

Ground rent - £50 per annum

Service ( Maintenance ) Charges inc Management fees were circa £1100 for 2026

### 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.

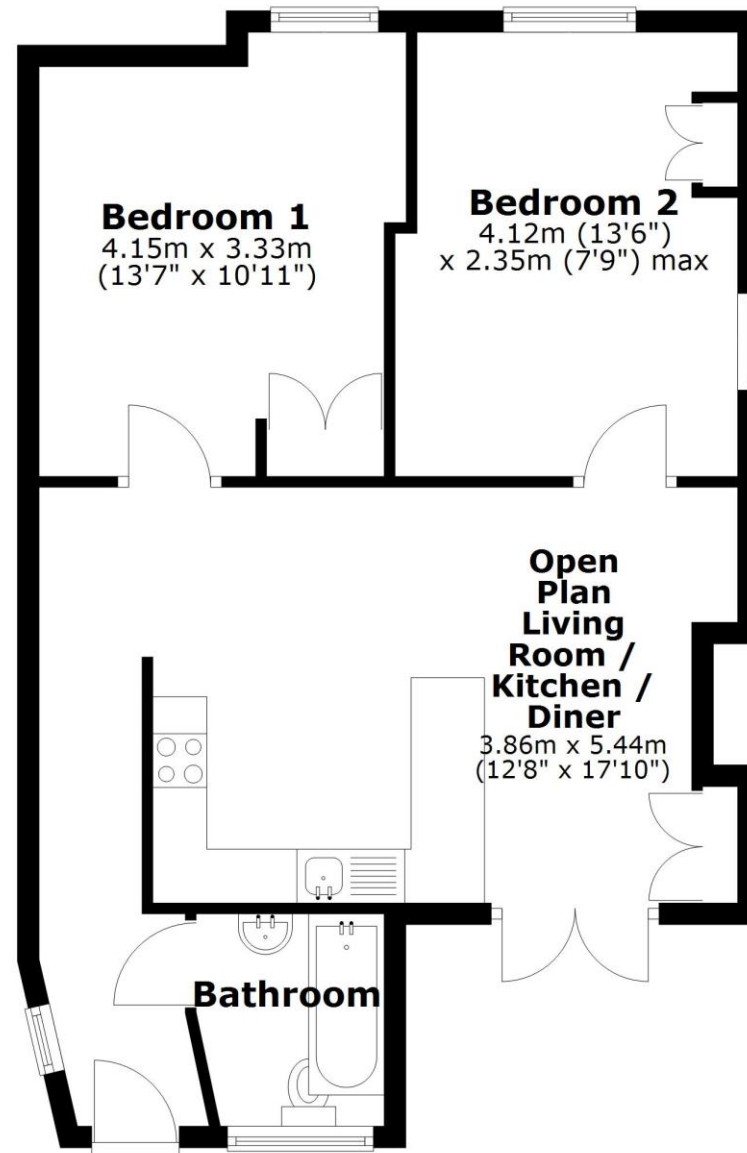
### Services

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.



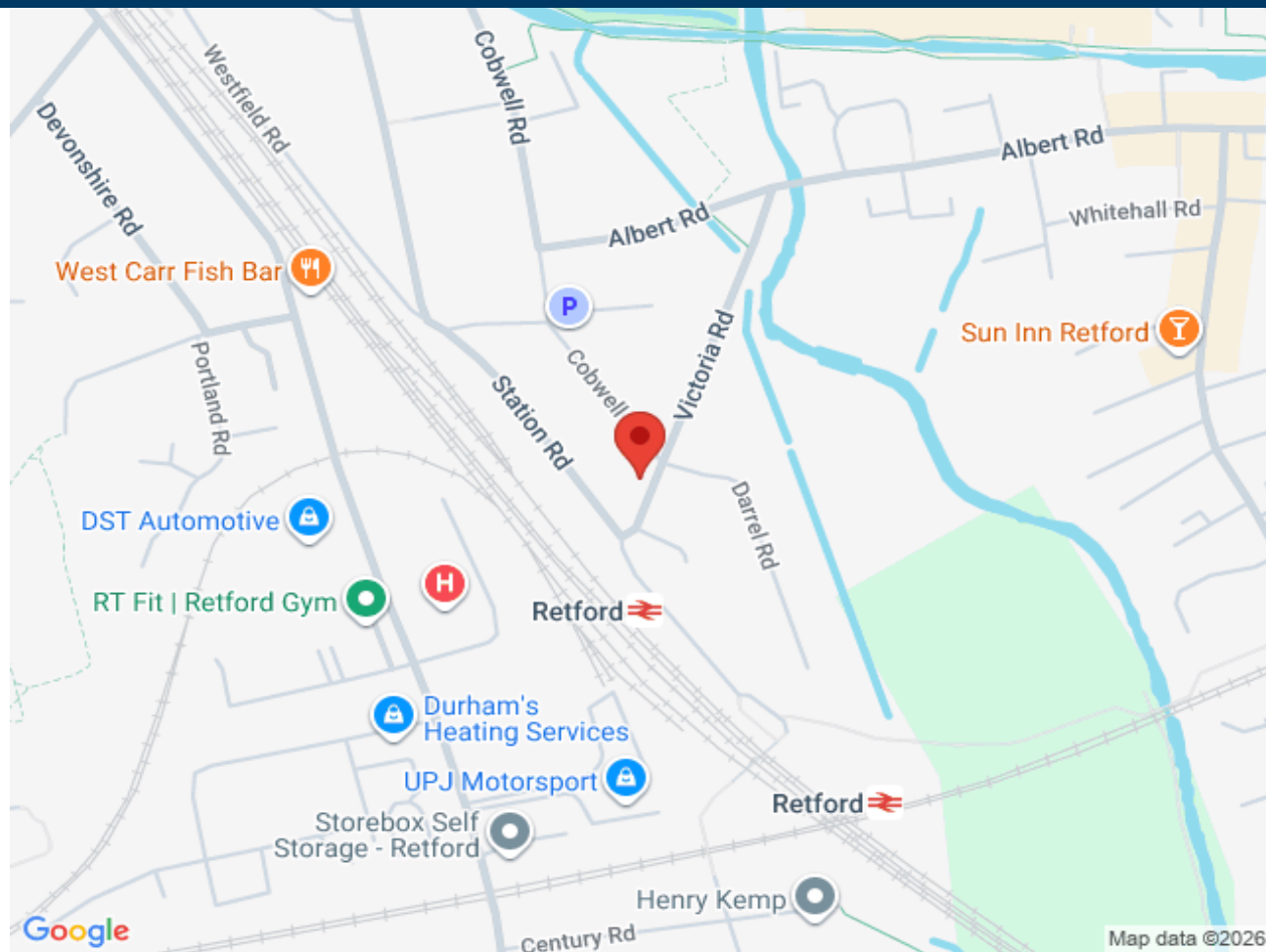
## Ground Floor

Approx. 56.2 sq. metres (604.4 sq. feet)



Total area: approx. 56.2 sq. metres (604.4 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		