



13 BEEHIVE STREET RETFORD

A very nicely presented two bedroomed mid terraced Victorian Villa close to the heart of Retford town centre. The property benefits from two good sized reception rooms retaining some original style features as well as a modern refitted kitchen. Upstairs there are two double bedrooms, bathroom leading from one. Externally there is a walled easterly facing garden which is paved for low maintenance.

£125,000

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

BROWN & CO

Property and Business Consultants

13 BEEHIVE STREET, RETFORD, DN22 6JE

LOCATION

Beehive Street is within comfortable walking distance of Retford town centre which provides comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link which is also within easy walking distance. There are schools for all age groups accessible as well as countryside walks with Clumber Park being to the west. The A57 and A1 are within comfortable distance and link to the wider motorway network.

DIRECTIONS

What3words///ritual.milky.scars

ACCOMMODATION

Part glazed UPVC door into

LOUNGE 12'0" x 11'6" (3.66m x 3.53m) front aspect double glazed window. Feature sandstone fire surround with electric fire and raised matching hearth. Moulded skirtings, built-in cupboard and shelving to one alcove. TV point.

INNER VESTIBULE with stairs to first floor landing.

DINING ROOM 12'0" x 10'5" (3.66m x 3.20m) rear aspect double glazed window with views to the garden. Moulded skirtings, deep under stairs storage cupboard. Square arch opening to

KITCHEN 10'3" x 6'3" (3.14m x 1.92m) side aspect double glazed window and half glazed UPVC door. A good range of dove grey coloured base and wall mounted cupboard and drawer units with single sink drainer unit with mixer tap. Bush electric oven with matching four ring electric hob above and stainless steel extractor canopy. Space for upright fridge freezer. Larder cupboard. Wood effect working surfaces with matching upstand and part tiled walls. Laminate flooring.

FIRST FLOOR LANDING

BEDROOM ONE 15'6" x 10'5" (4.75m x 3.20m) rear aspect double glazed windows. Period skirtings. Built-in over stairs storage cupboard with hanging space. Rear aspect double glazed window with views to the garden. Wall light points. Door and steps down to

BATHROOM 10'4" x 6'3" (3.16m x 1.92m) side aspect obscure double glazed window. Three piece white suite of panel enclosed bath with electric shower over, handheld attachment and glazed shower screen and aqua board surround. Pedestal hand basin with mixer tap and splashback, low level wc. Wall mounted gas fired central heating combination boiler.

BEDROOM TWO 12'0" x 11'6" (3.66m x 3.53m) front aspect double glazed window. Moulded skirtings.

OUTSIDE

The front has a walled buffer garden and gate to the front door. Shared passageway to the side leading by way of a wooden gate to the rear garden.

The rear garden is walled and fenced. A good sized paved patio, external water supply, small area of lawn and additional patio to the rear. ATTACHED EXTERNAL UTILITY CUPBOARD with space and plumbing for washing machine and one additional appliance. Additional BRICK outhouse for storage. Please note, subject to planning, these two rooms could be incorporated to make a larger kitchen.

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 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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