



THE HOLLIES 2 QUEEN STREET RETFORD, DN22 7BH

£270,000
**LEASEHOLD - SHARE OF
FREEHOLD**

GUIDE PRICE £270,000-£280,000

For sale is this spacious and traditional five-bedroom semi-detached home, ideally located within walking distance of Retford's train station and a wide range of local amenities. Full of character and charm, this impressive property offers generous and versatile accommodation throughout. Only by viewing can the true size and potential of this home be fully appreciated. In brief, the property comprises a generous entrance hall, a well-proportioned living room, and a dining room open to a newly fitted kitchen. The ground floor further benefits from a bathroom suite with a shower above the bath and limestone tiles and an additional utility/second kitchen. To the first floor are five generously sized bedrooms and a modern three-piece bathroom suite with a shower above the bath. To the external is a mainly laid to lawn and patio area with trees and plants. There is a dropped kerb leading to hard standing, adjacent to the garden, to reinstate a driveway is required.

**Kendra
Jacob**

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THE HOLLIES 2 QUEEN

• EXTREMELY SPACIOUS PERIOD SEMI-DETACHED PROPERTY • FIVE DOUBLE BEDROOMS • LARGE DINING KITCHEN • TWO RECEPTION ROOMS • TWO BATHROOMS • WALKING DISTANCE TO TRAIN STATION • GUIDE PRICE £280,000-£300,000 • GREAT POTENTIAL PROPERTY - HUGE LOFT SPACE WITH POTENTIAL FOR DEVELOPMENT FOR EXTRA LIVING SPACE • UTILITY / 2ND KITCHEN • LARGE BOARDED CELLAR



ENTRANCE HALL

A generously sized entrance hall featuring a spindle staircase leading to the first floor. Includes a central heating radiator, power points, and a large front-facing entrance door.

LIVING ROOM

A well-proportioned living room with a front-facing double-glazed bay window and an additional side window, allowing plenty of natural light. Features include a central heating radiator, TV point, power points, and decorative coving to the ceiling.

KITCHEN/DINER

Fitted with a range of wall and base units and work surfaces incorporating a composite sink and drainer. Includes an electric hob with oven and stainless steel extractor hood above. Additional features include plumbing for a dishwasher, wine cooler, integrated fridge and freezer, and ample space for a good-sized dining table. Also benefits from a side-facing window and central heating radiator.

INNER HALLWAY

Provides access to the rear of the property via a side door. Includes a central heating radiator and power points.

UTILITY/KITCHEN

Fitted with wall and base units and solid work surfaces incorporating a stainless steel sink and drainer. Includes plumbing for a dishwasher, immersion tank, integrated gas hob with stainless steel extractor hood, and electric oven.

Also benefits from power points and a side-facing double-glazed obscure window.

BATHROOM

Comprises a bath with shower over, pedestal sink, low-flush WC. Includes a central heating radiator, extractor fan, limestone tiles and a side-facing double-glazed obscure window.

FIRST FLOOR-LANDING

A spacious landing with a side-facing double-glazed obscure feature window, loft access, and access to five well-sized bedrooms.

BEDROOM ONE

A generously sized bedroom with a side-facing double-glazed window, central heating radiator, and power points.

BEDROOM TWO

Another spacious room with front and side-facing double-glazed windows, central heating radiator, power points, and a wall-mounted electric fire.

BEDROOM THREE

A good-sized room with a front-facing double-glazed obscure window, central heating radiator, and power points.

BEDROOM FOUR

A double bedroom featuring work surfaces, wall-mounted boiler, central heating radiator, power points, and a rear-facing double-glazed window.

BATHROOM

Fitted with a panelled bath and shower over, pedestal sink,

and low-flush WC. Includes a central heating radiator, extractor fan, partially panelled walls, and a side-facing double-glazed obscure window.

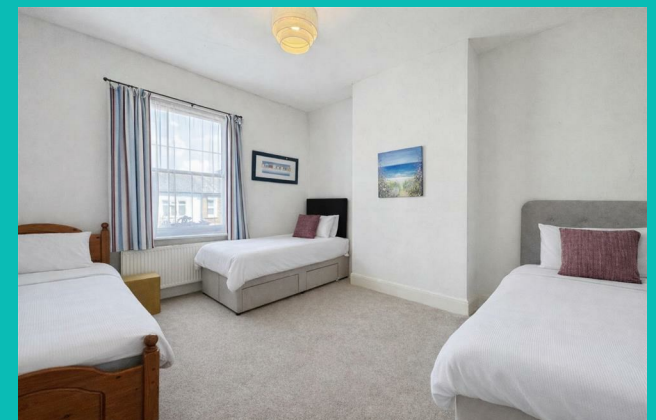
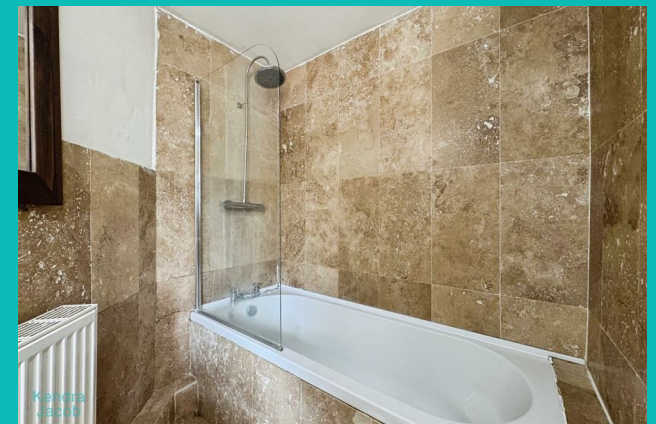
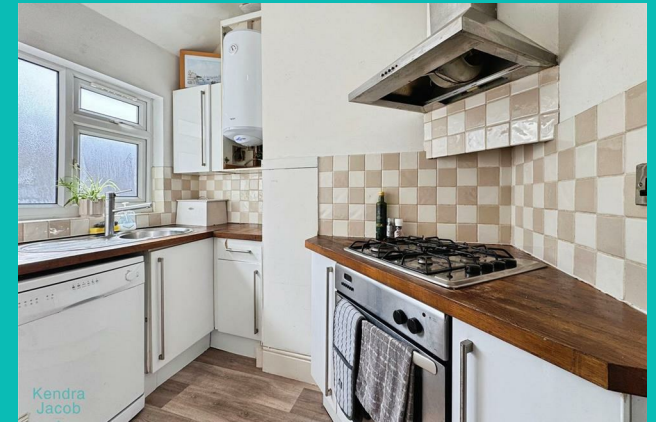
BEDROOM FIVE

A double room with power points, decorative panelling, central heating radiator, and loft access.

EXTERNAL

To the outside of the property is a patio area with storage, shared fenced boundaries, and gated access. There is a dropped curb to the garden, if wanted to change to a driveway. Ideally situated close to local amenities and within easy reach of the train station.

THE HOLLIES 2 QUEEN





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ADDITIONAL INFORMATION

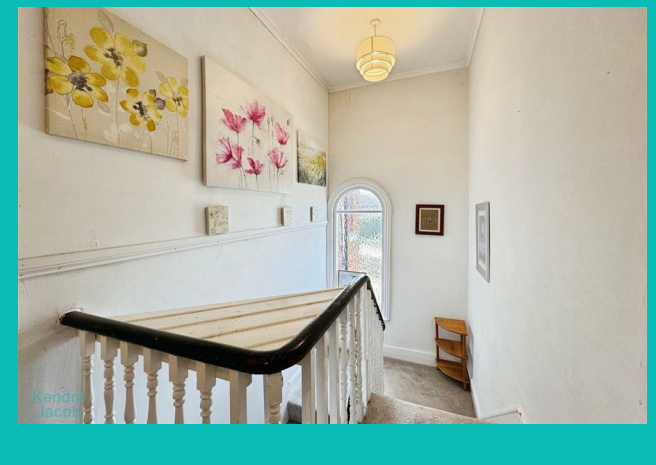
Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1836.40 sq ft

Tenure – Leasehold - Share of Freehold

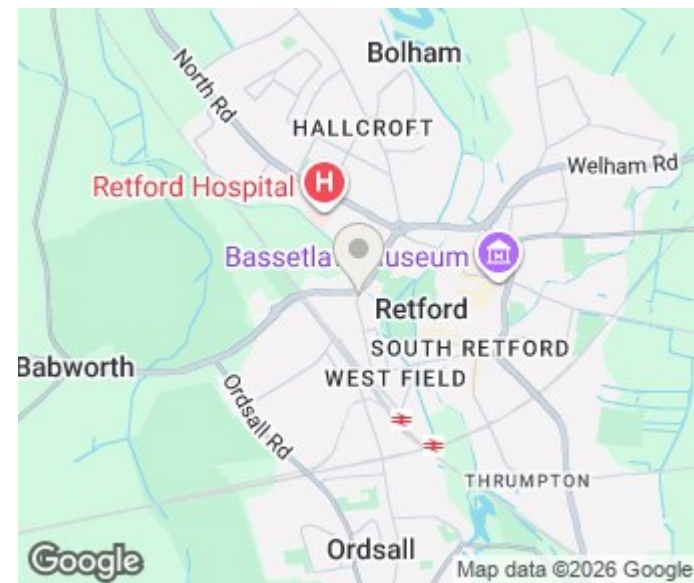




Total area: approx. 170.6 sq. metres (1836.4 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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