



16 FREDERICK STREET RETTFORD

A Victorian house with some delightful features including wooden flooring, a downstairs wc, two reception rooms, modern kitchen and two double bedrooms. There is a large bathroom, enclosed rear garden and the property is within a short walk of both the town centre and railway station

£125,000

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

BROWN & CO

Property and Business Consultants

16 FREDERICK STREET, RETFORD,
NOTTINGHAMSHIRE DN22 6HT

LOCATION

Frederick Street is a small cul de sac within short walking distance of Retford town centre which is an historic market town and 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 convenient distance and link to the wider motorway network.

ACCOMMODATION

Part glazed uPVC door to

LOUNGE 12'3" x 11'4" (3.74m x 3.48m) front aspect double glazed window, recessed rustic fireplace with wooden bressummer, period skirtings, stained wooden flooring, 2 cupboards, door to

CLOAKROOM white low level wc, wall mounted hand basin, tiled splashback, stained wooden flooring, part wood panelled walls.

DINING ROOM 12'9" 12'3" (3.93m x 3.74m) rear aspect double glazed window, floor to ceiling rustic brick fireplace and brick hearth, stained wooden flooring, stairs to first floor landing.

KITCHEN 7'8" x 7'3" (2.39m x 2.23m) side aspect double glazed window, half glazed door to the garden. A range of cream coloured base and wall mounted cupboard and drawer units, circular stainless steel sink unit with mixer tap, space for one appliance, newly fitted dishwasher, built in Zanussi electric oven, four ring gas hob with extractor, wood effect work surfaces. Door to

UTILITY AREA with space and plumbing for washing machine, space for fridge/freezer, wall mounted gas fired central heating boiler

BEDROOM ONE 12'9" x 10'5" (3.93m x 3.19m) rear aspect double glazed window, two built in tall boys, one housing the factory lagged hot water cylinder, Victorian style fireplace. Door to

BATHROOM 11'1" x 7'4" (3.39m x 3.19m) two side aspect obscure glazed windows, generous sized room with a three piece white suite with panel enclosed bath with mixer tap and electric shower over, pedestal hand basin with mixer tap and tiled splashback, low level wc. Part tiled walls

BEDROOM TWO 12'4" x 11'5" (3.79m x 3.51m) front aspect double glazed window, Victorian style fireplace, over stairs storage cupboard.

OUTSIDE

To the side of number 16 has rights of access across 14 and 12 for pedestrian access to the rear for bins etc. The rear garden is fenced and walled. Two outbuildings with newly fitted roofplus patio and a area of lawn. Outside water supply.

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	67 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

First Floor



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.