



12 RICHARD STREET, RETFORD
£240,000

BROWN & CO

12 RICHARD STREET, RETFORD, DN22 7EJ

DESCRIPTION

An extended Victorian semi detached house in the favoured southern outskirts of Retford town centre. The property benefits from an open plan dining kitchen, a well-appointed dining room and modern kitchen as well as a large utility room and ground floor bathroom. On the first floor there are five good sized bedrooms and a bathroom. Externally there is off road parking, covered carport and an enclosed rear garden.

LOCATION

The property is on the southern fringes of Retford town centre which provides comprehensive shopping, leisure and recreational facilities, along with schools for all age groups. The town centre also boasts a mainline railway station on the London to Edinburgh Inter City line.

DIRECTIONS

What3words:///hike.papers.under

ACCOMMODATION

Part glazed composite door into

LOUNGE 14'4" x 12'7" (4.40m x 3.86m) with front aspect double glazed window. Rustic brick fireplace with matching hearth. Moulded skirtings, TV point. Square arch through to



DINING ROOM 12'7" x 12'7" (3.86m x 3.86m) side aspect double glazed window. Herringbone style parquet flooring, stairs to first floor landing and door to



KITCHEN 12'4" x 12'4" (3.78m x 3.78m) side aspect double glazed window. An extensive range of cream coloured shaker style base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap. Integrated dishwasher and fridge freezer. Space for free standing cooker. Ample wood effect working surfaces with matching upstand, slate tiled flooring extending through to the



REAR PORCH part glazed composite door to the garden. Built-in cupboard with additional storage. Step up to

UTILITY ROOM 10'5" x 8'5" (3.21m x 2.58m) two side aspect double glazed windows. A good range of matching base cupboard and drawer units. Space and plumbing for washing machine and tumble dryer. Wood effect working surfaces. Stained wood flooring. Door to



BATHROOM 10'2" x 8'5" (3.10m x 2.58m) side aspect obscure double glazed window. Four piece suite of roll topped claw footed free standing bath with contemporary mixer tap. Pedestal hand basin with tiled splashback and low level wc. Corner fitted tile enclosed shower cubicle with glazed screen and electric shower. Stained wood flooring.



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FIRST FLOOR LANDING access to roof void.

BEDROOM ONE 11'6" x 11'6" (3.55m x 3.55m) two front aspect double glazed windows.



BEDROOM TWO 11'8" x 9'8" (3.59m x 3.00m) rear aspect double glazed window with views to the garden.



BEDROOM THREE 12'7" x 11'9" (3.86m x 3.64m) front aspect double glazed window.



Bedroom Three

BEDROOM FOUR 12'2" x 6'7" (3.73m x 2.03m) rear aspect double glazed window. TV aerial lead.

INNER STUDY AREA 6'9" x 5'7" (2.10m x 1.73m) with built-in over stairs storage. Door and step down to

BEDROOM FIVE 10'0" x 6'4" (3.08m x 1.96m) rear aspect double glazed French door. Built-in cupboard housing the wall mounted gas fired central heating combination boiler.

SHOWER ROOM 11'6" x 4'9" (3.55m x 1.48m) corner shower cubicle with electric shower, pedestal hand basin, low level wc, tiled floor and part tiled walls. Recessed lighting.



OUTSIDE

The front has a brick wall to the front and side and is pebbled for low maintenance with paved and brick path to the front door. Tarmac covered carport with pebbled side area ideal for bin storage. Wooden gates to inner carport or pebbled seating area with power point.

The rear garden is fenced to the side and rear. A good area of lawn with raised brick seating area and brick surround, brick built BBQ area, external water supply, socket and lighting.

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 B.

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 finalising 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.

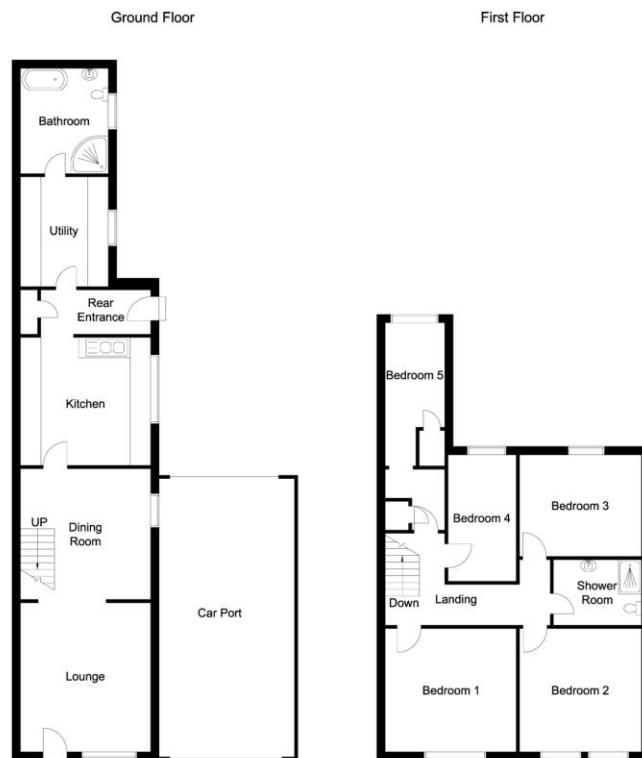
Viewing: Please contact the Retford office on 01777 709112.

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 August 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2026



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