



## 8 STATION TERRACE, GEORGE ST RETFORD

A nicely presented 2/3 bedroom Victorian terraced property, nicely tucked away yet close to the heart of the town centre. The property benefits from two double bedrooms with the third leading from one which would make a good en suite or nursery. There is a modern kitchen and ground floor bathroom. The rear garden is low maintenance and walled and offers views to the River Maun and fields beyond.

**£115,000**

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**BROWN & CO**

Property and Business Consultants

# 8 STATION TERRACE, GEORGE STREET, RETFORD, DN22 6HL

## LOCATION

George Street is located close to the heart of Retford town centre which provides comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh inter city link. There are schools for all age groups accessible with Thrumpton Primary Academy being within comfortable distance.

## DIRECTIONS

What3words:///luxury.brush.horses

## ACCOMMODATION

Part glazed UPVC door into

Small **ENTRANCE HALL** open doorway into

**KITCHEN 12'2" x 7'0" (3.72m x 2.17m)** side aspect double glazed window. A range of white coloured base and wall mounted cupboard and drawer units with single stainless steel sink drainer unit. Space and plumbing for washing machine and two further appliances. Working surfaces, part tiled walls.

**DINING ROOM 11'9" x 11'8" (3.64m x 3.62m)** rear aspect double glazed window. Built-in under stairs storage cupboard.

**INNER VESTIBULE** with stairs to first floor landing.

**LOUNGE 11'9" x 11'8" (3.64m x 3.62m)** front aspect double glazed window, half glazed composite door into the garden with views to the garden and fields beyond. Painted brick fireplace with shelved surround and mantle, television aerial lead.

## FIRST FLOOR

### LANDING

**BEDROOM ONE 11'9" x 11'8" (3.64m x 3.62m)** rear aspect double glazed window, period skirtings, step down to

**BEDROOM THREE/NURSERY 12'3" x 7'0" (3.75m x 2.17m)** (potential en suite). Rear aspect double glazed window with views to small green. Wall mounted gas fired central heating combination boiler.

**BEDROOM TWO 11'9" x 11'8" (3.64m x 3.62m)** front aspect double glazed window with views to the garden, the River Maun and fields beyond. Feature Victorian fireplace and built-in over stairs storage cupboard. Period style skirtings.

**BATHROOM 7'0" x 6'6" (2.14m x 2.01m)** Obscure double glazed window, three piece white suite, panel enclosed bath, pedestal hand basin, low level wc.

## OUTSIDE

There is a rear small courtyard area which is walled.

The front garden is of a good size, full width paved patio, step down to stoned garden with picket fence at the end. Gate leading directly down to the River Maun.

## 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 June 2026.



While every attempt has been made to ensure the accuracy of the floor plan contained herein, the responsibility is placed for measured measurements of floor, ceiling, wall, base and height or any other, omission or misstatement. Current and former walls are shown in white based on current measurements. Any figure given is for visual 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 floor plan. © Brown & Co Property Services (2025)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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