



## FLAT 4 VICTORIA HOUSE 36 VICTORIA ROAD, RETFORD, DN22 7DQ

**£85,000**  
**LEASEHOLD**

£85,000

This well-presented ground floor one-bedroom flat is accessed via a communal entrance and offers spacious, open-plan living with a modern fitted kitchen and a bright living/dining area. The property features a generous double bedroom with fitted wardrobes and an en-suite style bathroom. Additional benefits include uPVC double glazing, gas central heating, intercom system, permit on-street parking, and access to a low-maintenance communal garden.

Ideally located, the flat is within a two-minute walk of Retford Train Station, providing excellent transport links to London King's Cross, Sheffield, and Nottingham, making it an ideal choice for commuters or investors.

**Kendra  
Jacob**

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# FLAT 4 VICTORIA HOUSE 36

- Ground floor one-bedroom flat
- Accessed via a communal entrance
- Open-plan kitchen, living and dining area
- Modern fitted kitchen with integrated appliances
- Spacious double bedroom with fitted wardrobes
- Bathroom with mains-fed shower and heated towel rail
- uPVC double glazing and gas central heating
- \*\*\*\*GUIDE PRICE £85,000-£95,000\*\*\*
- Low-maintenance communal garden to the rear
- Two-minute walk to Retford Train Station with direct links to King's Cross, Sheffield and Nottingham



## SHARED ENTRANCE PORCH

The property is accessed via a front-facing entrance door leading into the communal entrance hallway, with a further door providing access to the ground floor one-bedroom flat.

## OPEN PLAN KITCHEN/LIVING/DINING ROOM

The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating a stainless steel sink unit with mixer tap. Appliances include a fitted electric oven, electric hob with extractor fan above, plumbing for an automatic washing machine, and space for a freestanding fridge freezer. The walls are part tiled and there is a tile-effect vinyl floor covering.

The open-plan living and dining area benefits from two front-facing uPVC double-glazed windows, coving to the ceiling, a central heating radiator, and an intercom system.

## BEDROOM

The spacious bedroom features a rear-facing uPVC double-glazed window, central heating radiator, and fitted double wardrobes along one wall. A door provides direct access to the bathroom.

## BATHROOM

The bathroom comprises a panelled bath with overhead mains-fed shower, pedestal wash hand basin, and low-level WC. Additional features include part-tiled walls, a tile-effect vinyl floor covering, chrome heated towel rail, a storage cupboard housing the wall-mounted combination central heating boiler, a shaver point, and a rear-facing obscure-glazed uPVC double-glazed window.

## EXTERIOR

To the front of the property there is permit-controlled on-street parking. To the rear, there is a low-maintenance pebbled communal garden.

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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band

**Viewings** – By Appointment Only

**Floor Area** – 495.20 sq ft

**Tenure** – Leasehold





Total area: approx. 46.0 sq. metres (495.2 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra  
Jacob

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