



36 HIND STREET RETFORD

A recently redecorated three bedroom terraced house on the favoured south side of Retford town centre. There are two good sized reception rooms, modern downstairs bathroom and a rear garden which provides parking for two vehicles. Sitting Room and first floor have been recently recarpeted.

£135,000

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36 HIND STREET, RETFORD, DN22 7EN

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:///herb.legend.dress

ACCOMMODATION

Part glazed UPVC door into

SITTING ROOM 11'8" x 11'4" (3.61m x 3.47m) front aspect double glazed window. Feature brick fireplace with raised quarry tiled hearth and wooden mantle. TV and telephone points.

DINING ROOM 14'4" x 11'8" (4.39m x 3.60m) rear aspect double glazed window. Stairs to first floor landing, laminate flooring, TV point, open doorway to

GALLEY KITCHEN 11'6" x 6'4" (3.53m x 1.94m) side aspect double glazed window. A good range of beech effect base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine and one additional appliance. Free standing Siemens fridge freezer, built-in electric oven with four electric hob with stainless steel extractor over. Ample working surfaces, part tiled walls, tiled flooring. Step down to

REAR LOBBY with half glazed UPVC door to garden. Storage cupboard with shelving, door to

BATHROOM 11'3" x 5'7" (3.43m x 1.73m) side aspect obscure double glazed window. Three piece white suite of aqua board panelled bath with handheld mixer tap/shower attachment, independent Triton electric shower with glazed screen. Part tiled walls, tiled flooring, extractor, chrome towel rail radiator.

FIRST FLOOR

LANDING

BEDROOM ONE 11'8" x 11'4" (3.61m x 3.47m) front aspect double glazed window. Built-in over stairs storage cupboard, wall mounted gas fired central heating boiler.

BEDROOM TWO 11'0" x 8'8" (3.38m x 2.69m) rear aspect double glazed window with views to the garden.

BEDROOM THREE 11'3" x 6'4" (3.45m x 1.96m) rear aspect double glazed window with views to the garden.

OUTSIDE

The front is pebbled for low maintenance and has picket style fencing to one side.

The rear garden is divided into three areas comprising a pebble and concrete patio area with outside water tap. Rights of access passageway.

The main garden which is astro turfed and paved with pebble surround for low maintenance. The final part of the garden provides off road parking for two vehicles.

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 August 2026.



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