



14 HUMBER STREET RETFORD

An extremely well presented two double bedroomed Victorian end terraced house in this popular and favoured location within comfortable distance of the town centre. The Chesterfield Canal is within walking distance and provides good countryside walks. The property benefits from a modern kitchen/dining room, large utility room, plus a low maintenance garden and an additional 'away' garden.

£135,000

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BROWN & CO

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14 HUMBER STREET, RETFORD, DN22 6LZ

LOCATION

Humber Street is within walking distance of Retford town centre with comprehensive leisure, shopping and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. Schools for all age groups are also within easy access. There is a recreational ground within 50 metres and the A1 and A57 are close by linking to the wider motorway network.

DIRECTIONS

What3words:///fish.flame.recall

ACCOMMODATION

Part glazed UPVC door into

SITTING ROOM 11'7" x 11'4" (3.58m x 3.46m) front aspect double glazed window. Inset rustic brick fireplace with raised hearth. Stained wood strip flooring, period skirtings. Under stairs storage cupboard with light.

INNER VESTIBULE with stairs to first floor.

KITCHEN DINING ROOM 11'7" x 11'4" (3.58m x 3.46m) rear aspect double glazed window. An extensive range of white shaker style base and wall mounted cupboard and drawer units. Single enamel sink drainer unit with mixer tap. Integrated dishwasher, rustic brick fireplace with oak bressummer. Ample wood effect working surfaces, integrated fridge. Recessed lighting.

UTILITY ROOM 12'2" x 5'8" (3.73m x 1.78m) side aspect obscure double glazed window and half glazed door. Low level cupboard, space and plumbing for Washing machine and two further appliances with working surfaces above. Wall mounted gas fired central heating system.

FIRST FLOOR LANDING

BEDROOM ONE 11'7" x 11'4" (3.58m x 3.46m) rear aspect double glazed window. Built-in floor to ceiling storage cupboards and shelving. Stained wood strip flooring, school style radiator. Over stairs wardrobe with hanging and shelving space. Picture rail, small ceiling rose. Door and step down to

BATHROOM 12'2" x 5'8" (3.73m x 1.78m) rear aspect obscure double glazed window. Four piece white suite of panel enclosed bath, pedestal hand basin, low level wc. Tile enclosed shower cubicle with glazed screen and mains fed shower. Part wood panelled walls, chrome towel rail radiator.

BEDROOM TWO 11'7" x 11'4" (3.58m x 3.46m) front aspect double glazed window. Victorian style fireplace with slate hearth, stained wood flooring. Period skirtings.

OUTSIDE

The front is walled to all sides. Original Victorian style tiled pathway to the front door by way of a wrought iron gate. To the side of the property is pedestrian access leading to the rear where no. 16 has rights of access for bins. There is a private concrete patio area with wooden gate and external WORKSHOP/SHED.

There are two gardens, the first formal garden is hedged and fenced to all sides. Central paved patio area with barked, shrub and flower borders and to the rear is a wall enclosed quarry tiled paved seating area with external water supply. An additional outside toilet/storage area with white low level wc.

A wooden gate giving access across the rear garden of no. 16 leading to the away garden which is fenced to all sides and is chipped for low maintenance. This area does require a little cosmetic attention.

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		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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