



Alexander Jacob
estate agents & company



**Humber Street
Retford**

Offers in the Region of £150,000

Property & Estates Consulting
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Humber Street Retford

Deceptively Spacious THREE BEDROOM Victorian Style Semi Detached Property

Property Overview

- Current Gross Rental Yield of 5.2% if Purchased at the Asking Price
- Plentiful Traditional Features
- Ground Floor Bathroom & Family Shower Room
- Private Laid to Lawn Rear Garden with Patio Area & Handy Outdoor Store
- Conveniently Situated in the Georgian Market Town of Retford
- Council Tax Band: A EPC Rating: D



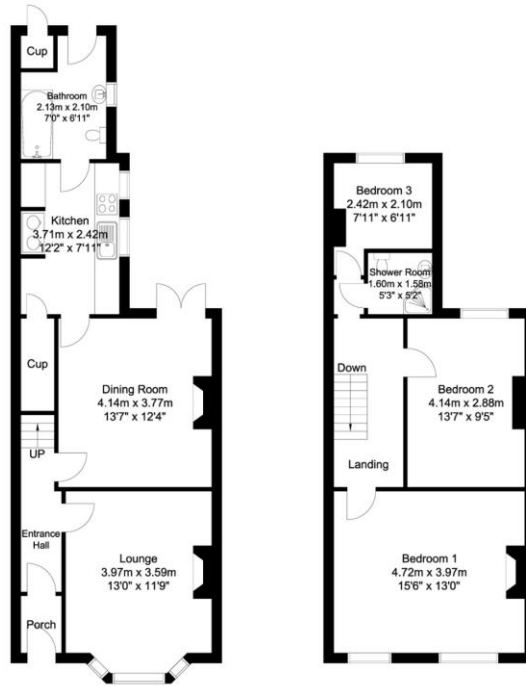
We are pleased to welcome this deceptively spacious THREE BEDROOM semi detached property to the market, with a current gross rental yield of 5.2% if purchased at the asking price. Enjoying plentiful traditional features and set over two storeys, the well proportioned living accommodation briefly comprises of porch, entrance hall, lounge, dining room, kitchen, ground floor family bathroom, first floor landing, master bedroom, two further bedrooms and a shower room. Outside sees a private laid to lawn rear garden, with an Easterly facing patio area and handy outdoor store. Conveniently situated in the Georgian market town of Retford, the characterful property benefits from a wealth of everyday conveniences, leisure facilities, restaurants, and schools for all age groups in its locality. Both Retford Train Station and Retford Bus Station are within easy reach on foot, providing excellent commuter links around the UK. Early viewing is encouraged to fully appreciate the investment opportunity and quiet yet central town setting being offered for sale.

Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.

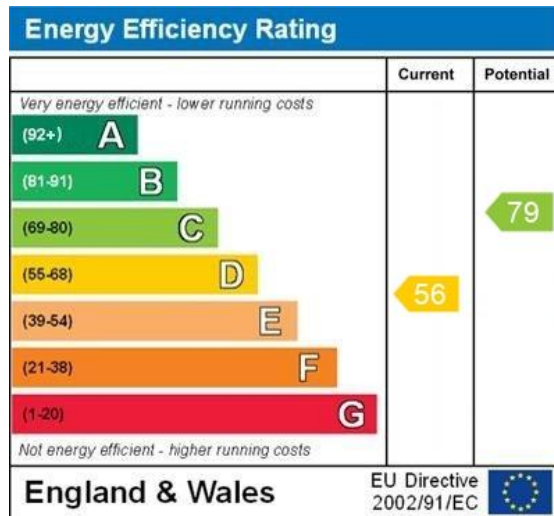


Ground Floor
55 sq m/592.01 sq ft
Approx.

First Floor
48 sq m/516.66 sq ft
Approx.



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 @2024



Tenure & Charges: Freehold- Property to be sold with tenant on an Assured Shorthold Tenancy Agreement

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.