



Alexander Jacob  
estate agents & company



**Queen Street  
Retford**

**Offers in the Region of £475,000**

**Property & Estates Consulting**  
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# Queen Street Retford

Beautifully Renovated FOUR BEDROOM Property & Self-Contained ONE DOUBLE BEDROOM Annexe

## Property Overview

- **\*\*NO UPWARD CHAIN\*\***
- Ideal for Multi-Generational Living- Lending Itself to a Family Who Have Relatives Stay with Them, or Teenagers that Require a Space of Their Own
- Excellent Holiday Let/ Airbnb/ HMO Potential - Subject to the Necessary Consents
- Extensive, Gated Driveway & Single Garage Catering for Several Vehicles



An exciting opportunity to purchase this beautifully renovated FOUR BEDROOM property dating back to the early 20<sup>th</sup> Century, boasting a self-contained ONE DOUBLE BEDROOM annexe. Rich with potential, the property would make a great family home for multi-generational living, or an excellent holiday let/ Airbnb/ HMO due to three of the bedrooms benefitting from en suite facilities. Blending plentiful traditional features with the comfort of modern living, the main residence briefly comprises an entrance hall, sitting room, characterful dining room, contemporary kitchen, ground floor wet room, four bedrooms, two of which enjoy en suite facilities, and a further well appointed Victorian bathroom- Currently tenanted, please call the office for further details. Further accommodation resides in a versatile ONE DOUBLE BEDROOM annexe, accessible both externally and from the main residence, and comprising a studio kitchen/ dining area, living room, bedroom and an en suite- With a potential rental income of £750pcm, or the option to house staff, should the main residence be repurposed as a BNB. Outside, parking is well catered for on an extensive, gated driveway with access to a fully insulated single garage, equipped with heating, power and lighting. With drainage nearby, such space could be extended/ converted into further accommodation, a workshop, or an office- Subject to the necessary planning consents. Similarly, the sizeable studio room, which could be utilised as an art studio, home business, or hobby room etc. offers a further conversion opportunity- Subject to the necessary consents. A generous, well maintained laid to lawn garden resides to the rear, enjoying a south easterly aspect seating area, summerhouse, and a fish pond. Situated in a popular residential area to the West of Retford, Queen Street boasts close proximity to the market town's array of everyday amenities, recreational facilities, and schools for all age groups, whilst benefitting from great accessibility to the A1. Retford Oaks Academy, having most recently achieved a good Ofsted rating, is just a brief walk away. Chesterfield Canal is also within easy reach on foot, as is Retford Train Station on the East Coast Main Line, offering a direct line to London King's Cross in less than 90 minutes at selected times.

- Generous, Well Maintained Laid to Lawn Rear Garden, Enjoying a South Easterly Aspect Seating Area, Summerhouse & Fish Pond
- Garage & Studio Room with Conversion/ Extension Potential- Subject to the Necessary Planning Consents
- Situated in a Popular Residential Area to the West of Retford
- Council Tax Band: B EPC Rating: D



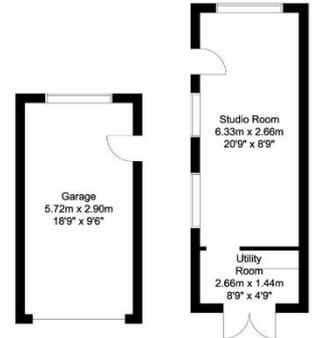
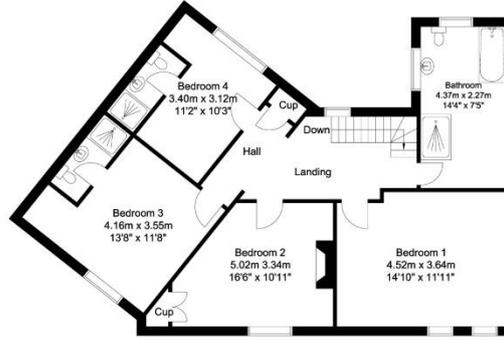
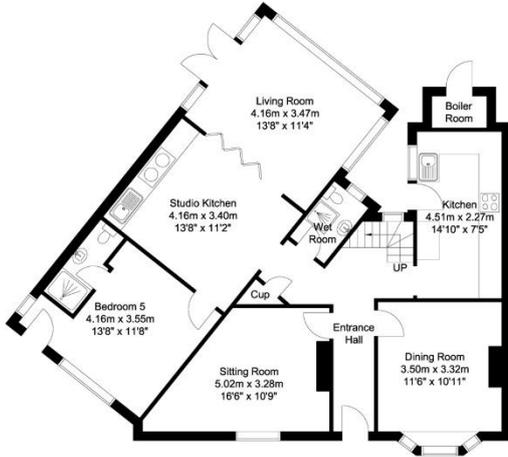
*Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to London King's Cross & Edinburgh.*



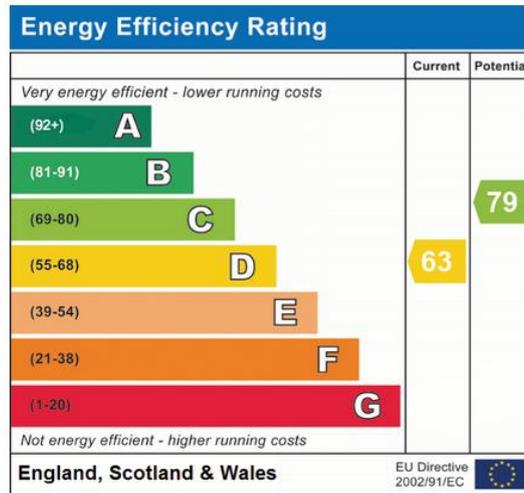
Ground Floor  
97 sq m/1044.09 sq ft  
Approx.

First Floor  
79 sq m/850.34 sq ft  
Approx.

Outbuildings  
38 sq m/409.02 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 @2025



**Tenure & Charges:** Freehold- Property can be sold with tenants on an Assured Shorthold Tenancy Agreement- Current contract expires February 2026, or with vacant possession.

## 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.