



Alexander Jacob
estate agents & company



**Humber Street
Retford**

Offers in the Region of £126,000

Property & Estates Consulting
11 Grove Street, DN22 6JP

01777 566400
www.alexanderjacob.co.uk

Humber Street Retford

Traditional Victorian TWO DOUBLE BEDROOM Mid Terrace

Property Overview

- TWO RECEPTION ROOMS
- Master Bedroom Complete with Master En Suite & Dressing Room
- Enclosed Rear Garden with Two Handy Outdoor Stores
- Conveniently Located in the Heart of Retford
- Close Proximity to Amenities, Restaurants, Recreational Facilities, Schools & Excellent Road & Rail Networks
- Council Tax Band: A EPC Rating: D



A great opportunity to acquire a traditional Victorian TWO DOUBLE BEDROOM mid terrace, generating a potential gross rental yield of 5.3% if purchased at the asking price. Set over two floors and boasting TWO RECEPTION ROOMS, the deceptively spacious living accommodation briefly comprises of entrance hall, lounge, dining room, modern kitchen, first floor landing, master bedroom complete with dressing room and master en suite, second bedroom and a family bathroom. Outside sees an enclosed rear garden, with two handy outdoor stores. Conveniently located in the heart of Retford, the property enjoys close proximity to an array of amenities, restaurants and recreational facilities, alongside excellent road networks providing easy access to the A1 and M18. Bracken Lane Primary Academy, having most recently achieved a good Ofsted rating, is just a brief drive away. Viewings are highly recommended to fully appreciate the space and prime town location 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.



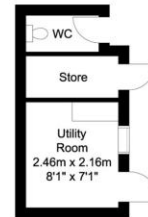
Ground Floor
38 sq m/409.02 sq ft
Approx.



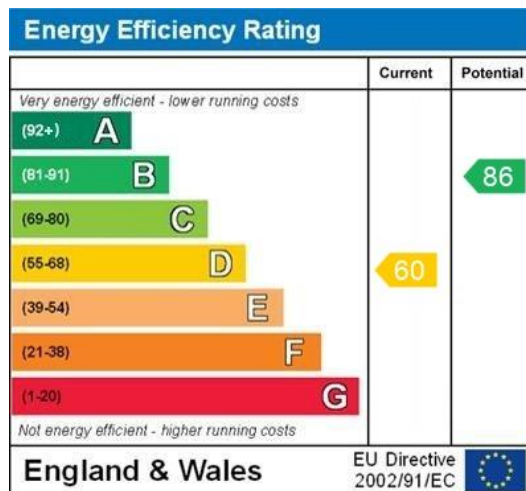
First Floor
52 sq m/559.72 sq ft
Approx.



Outbuilding
9 sq m/96.87 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- Vacant possession will be given upon completion.

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.