





FLAT 4 VICTORIA HOUSE 36 VICTORIA ROAD, RETFORD, DN22 7DQ

£95,000 LEASEHOLD

This well-presented ground floor one-bedroom flat is accessed via a communal entrance and offers spacious, open-plan living with a modern fitted kitchen and a bright living/dining area. The property features a generous double bedroom with fitted wardrobes and an en-suite style bathroom. Additional benefits include uPVC double glazing, gas central heating, intercom system, permit on-street parking, and access to a low-maintenance communal garden.

Ideally located, the flat is within a two-minute walk of Retford Train Station, providing excellent transport links to London King's Cross, Sheffield, and Nottingham, making it an ideal choice for commuters or investors.



FLAT 4 VICTORIA HOUSE 36

Ground floor one-bedroom flat
 Accessed via a communal entrance
 Open-plan kitchen, living and dining area
 Modern fitted kitchen with integrated appliances
 Spacious double bedroom with fitted wardrobes
 Bathroom with mains-fed shower and heated towel rail
 uPVC double glazing and gas central heating
 Permit-controlled on-street parking
 Lowmaintenance communal garden to the rear
 Two-minute walk to Retford Train Station with direct links to King's Cross, Sheffield and Nottingham





SHARED ENTRANCE PORCH

The property is accessed via a front-facing entrance door leading into the communal entrance hallway, with a further door providing access to the ground floor one-bedroom flat.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating a stainless steel sink unit with mixer tap. Appliances include a fitted electric oven, electric hob with extractor fan above, plumbing for an automatic washing machine, and space for a freestanding fridge freezer. The walls are part tiled and there is a tile-effect vinyl floor covering.

The open-plan living and dining area benefits from two front-facing uPVC double-glazed windows, coving to the ceiling, a central heating radiator, and an intercom system.

BEDROOM

The spacious bedroom features a rear-facing uPVC double-glazed window, central heating radiator, and fitted double wardrobes along one wall. A door provides direct access to the bathroom.

BATHROOM

The bathroom comprises a panelled bath with overhead mains-fed shower, pedestal wash hand basin, and low-level WC. Additional features include part-tiled walls, a tile-effect vinyl floor covering, chrome heated towel rail, a storage cupboard housing the wall-mounted combination central heating boiler, a shaver point, and a rear-facing obscure-glazed uPVC double-glazed window.

EXTERIOR

To the front of the property there is permit-controlled onstreet parking. To the rear, there is a low-maintenance pebbled communal garden.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band

Viewings – By Appointment Only

Floor Area – 495.20 sq ft

Tenure – Leasehold

Ground Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



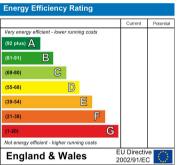
Total area: approx. 46.0 sq. metres (495.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property.

Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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