



Cobwell Road, Retford DN22 7DD

welcome to

Cobwell Road, Retford

****IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY**** Well presented three bedroom mid terraced property with open plan living kitchen area and downstairs bathroom. Positioned in an established and well served area of Retford to the fringes of the town centre.



Living Kitchen Area

28' into bay x 11' 6" (8.53m into bay x 3.51m)

Open plan lounge, kitchen and dining area. Fitted with a range of white gloss wall and base units, complementary work surfaces, splash back tiling and stainless steel sink and drainer. Integrated electric oven and electric hob. Space for washing machine and fridge freezer. Two central heating radiators and double glazed box bay window. Tiled flooring to the kitchen and laminate flooring to the living area. Stairs leading to the first floor.

Ground Floor Bathroom

9' 10" x 5' 11" (3.00m x 1.80m)

Fitted with wash hand basin and bath with shower above. Fully tiled walls and floors. Heated towel rail and double glazed window.

Separate Wc

Fitted with wc, double glazed window and boiler in cupboard.

Bedroom One

11' 4" x 11' 5" max into bay (3.45m x 3.48m max into bay)

Neutral decor, central heating radiator and double glazed window.

Bedroom Three

11' 4" x 8' 10" (3.45m x 2.69m)

Neutral decor, central heating radiator and double glazed window.

Landing

Stairs leading to the landing. Stairs from the landing leading to the second floor bedroom.

Bedroom Two

13' 8" max x 11' 5" max including staircase (4.17m max x 3.48m max including staircase)

Neutral decor and central heating velux style window.

Front Garden

Small cottage garden to the front.

Rear Garden

Enclosed rear yard area.



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Cobwell Road, Retford

- IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY
- Three bedroom mid terraced property
- New kitchen and new carpets fitted
- Positioned to the fringes of the town centre
- Ideally located to access the many amenities of Retford

Tenure: Freehold EPC Rating: E

£130,000



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Property Ref:
RFD109820 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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