









# welcome to

# 3 Canalside Wharf Wharf Road, Retford

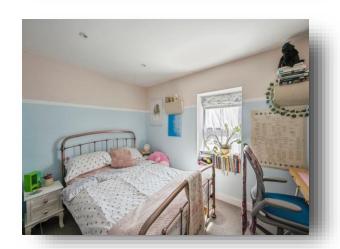
A contemporary three bedroom townhouse built to a high specification to enhance the already appealing living space on offer. The history of the iconic building has been retained by exposing original features and is ideally positioned next to the Chesterfield Canal.













### **Entrance Lobby**

A spacious entrance lobby with a central heating radiator and stairs leading to the first floor.

#### **Ground Floor Bedroom**

7' 9" x 6' (2.36m x 1.83m)

Central heating radiator and a double glazed window.

#### **Ground Floor Bathroom**

8' x 5' 9" ( 2.44m x 1.75m )

Fitted with a w.c., wash hand basin with built in vanity unit, double ended bath tub and heated towel rail.

#### Utility

8' 2" x 5' 7" ( 2.49m x 1.70m )

Fitted with base units with worksurafces above, stainless steel sink and drainer, plumbing for a washing machine and a wall mounted boiler.

## First Floor Landing

A glass and oak staircase leads to the second floor.

#### **Bedroom One**

11' 4" x 8' 9" ( 3.45m x 2.67m )

Double glazed window and an electric central heating radiator.

#### **Bedroom Two**

11' 4" x 8' 9" ( 3.45m x 2.67m )

Double glazed sash window and an electric central heating radiator.

#### **Shower Room**

Fitted with a w.c., wash hand basin with vanity unit, shower cubicle and heated towel rail.

## **Open Plan Living Kitchen**

24<sup>1</sup> 11" x 11' 3" ( 7.59m x 3.43m )

A glass and oak staircase leads to this superb double aspect space which incorporates living space with an open vaulted ceiling, original exposed roof trusses and beams, dual aspect double glazed windows and two roof light windows. The kitchen area has a range of high gloss white wall and base units with solid granite working surfaces, tiled splashbacks and a sink and drainer. Comprehensive appliances including oven and induction hob with an extractor, fridge, freezer and dishwasher a glass and oak staircase leads to dual aspect double glazed windows and two roof light windows.

#### **Parking**

Allocated parking space accessed through electric intercom gates.





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# 3 Canalside Wharf Wharf Road, Retford

- Contemporary three bedroom town house overlooking the Chesterfield Canal
- Spacious entrance lobby, ground floor bedroom, bathroom and useful utility
- Two first floor bedrooms and a shower room.
- Superb open plan kitchen, living and dining room
- Allocated parking accessed through electric intercom gates

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £190,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/RFD109739



Property Ref: RFD109739 - 0007 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.





01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD, Nottinghamshire, DN22 6JR



williamhbrown.co.uk

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