





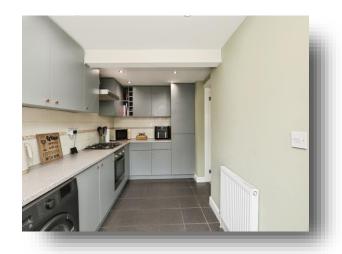




welcome to

Courtyard Cottage Grove Street, RETFORD

Ideal first time buyer or investment property. Beautifully presented link detached property ideally situated 0.1 miles from Retford town centre market square. Two double bedrooms, newly fitted bathroom, open plan lounge & dining area, newly fitted kitchen, rear courtyard area and two parking spaces.













Lounge Diner

14' 9" x 12' 10" (4.50m x 3.91m) Neutral decor, two central heating radiator and two double glazed windows.

Kitchen

12' 11" x 7' 4" (3.94m x 2.24m)

Fitted with a range of wall and base units, complementary work surfaces, splash back tiling and stainless steel sink and drainer. Integrated appliances including electric oven, electric hob and fridge freezer with space for washing machine. Central heating radiator, tiled flooring and double glazed window.

Landing

Staircase leading to the landing with central heating radiator.

Bedroom One

13' \times 8' 6" ($3.96m \times 2.59m$) Modern decor, central heating radiator and two double glazed windows.

Bedroom Two

9' 8" max x 7' 7" (2.95m max x 2.31m) Modern decor, fitted storage, loft access, central heating radiator and double glazed window.

Bathroom

Fitted with white three piece suite, shower above the bath and splash back tiling. Tiled flooring heated towel rail and double glazed window.

Garden

South facing courtyard garden area.

Parking

Two parking spaces plus further area on the courtyard.





welcome to

Courtyard Cottage Grove Street, RETFORD

- Ideal first time buyer or investment property
- Beautifully presented two double bedroom link detached property
- Open plan lounge and dining area
- Newly fitted kitchen with some integrated appliances
- Rear south facing courtyard area

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£150,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD110080



Property Ref: RFD110080 - 0006 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.





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