









# welcome to

# **Shop Row, Barnby Moor Retford**

Charming character two bedroom cottage portioned in the highly regarded village of Barnby Moor. Large open plan living dining and kitchen area with two double bedrooms and shower room. 70 ft x 45 ft garden to the rear and off street parking for car or caravan. Just three miles from Retford town.













### **Living Dining Kitchen Area**

30' 4" x 13' 11" ( 9.25m x 4.24m )

Large open plan ground floor living dining and kitchen area. Kitchen area fitted with cream shaker style wall and base units, traditional granite work surfaces and stainless steel sink and drainer. Integrated appliances including electric hob, electric oven, fridge, dish washer and washing machine. Oak flooring and electric stove inset into the chimney breast. Two central heating radiators, three double glazed windows and two double glazed doors.

#### Landing

Staircase leading to the landing.

#### **Bedroom One**

11' 6" x 9' plus recess ( 3.51m x 2.74m plus recess ) Double bedroom with built in wardrobes, central heating radiator and double glazed window.

#### **Bedroom Two**

10' x 7' (3.05m x 2.13m)

Smaller double bedroom with double glazed window and central heating radiator.

#### **Shower Room**

10' 9" x 9' 2" ( 3.28m x 2.79m )

Good sized shower room fitted with wc, wash hand basin and shower cubicle. Fitted storage, loft access, heated towel rail and complementary flooring.

#### **Front Garden**

Lawned area to the front of the property.

#### **Rear Garden**

Generous lawned garden to the rear measuring 70 ft x 45 ft.

## **Parking**

Off street parking area for car or caravan.





## welcome to

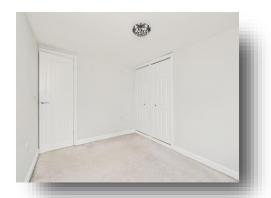
# **Shop Row, Barnby Moor Retford**

- Charming character two bedroom cottage
- Large open plan living dining and kitchen area
- 70 ft x 45 ft GARDEN TO THE REAR OF THE PROPERTY
- OFF STREET PARKING FOR A CAR OR CARAVAN
- Walking distance to local pubs and restaurants including Ye Olds Bell restaurant, hotel and spa

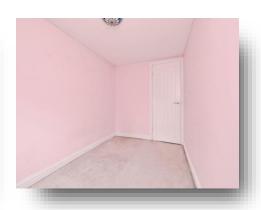
Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £200,000









view this property online williamhbrown.co.uk/Property/RFD110090



Property Ref: RFD110090 - 0003 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

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.