



Cuthbert Place, RETFORD DN22 6TR

welcome to

Cuthbert Place, RETFORD

This is a modern and well-presented three-bedroom semi-detached home positioned on a new home development to the fringes of Retford town. An ideal first home - ready for you to move right into!



Entrance Porch

Double glazed door.

Cloakroom

Fitted with wc, wash hand basin, central heating radiator and double glazed window.

Lounge

14' 5" x 12' 6" plus recess (4.39m x 3.81m plus recess)
Neutral decor, central heating radiator and double glazed window.

Kitchen

15' 6" x 9' 8" (4.72m x 2.95m)
Fitted with a range of wall and base units, complementary work surfaces and stainless steel sink and drainer unit. Integrated appliances including electric oven, gas hob, dishwasher, fridge freezer and washer dryer. Under stairs storage, complementary flooring, double glazed window and double glazed french doors.

Landing

Stairs leading to the landing with large storage cupboard.

Bedroom One

12' 3" max x 8' 11" plus recess (3.73m max x 2.72m plus recess)
Neutral decor, central heating radiator and double glazed window.

En Suite

5' 5" x 5' 2" (1.65m x 1.57m)
Fitted with wc, wash hand basin, double shower cubicle, central heating radiator and double glazed window.

Bedroom Two

8' 10" x 7' 10" (2.69m x 2.39m)
Neutral decor, central heating radiator and double glazed window.

Bedroom Three

7' 11" x 6' 7" (2.41m x 2.01m)
Central heating radiator and double glazed window.

Bathroom

5' 8" x 7' (1.73m x 2.13m)
Fitted with white three piece suite, splash back tiling, complementary flooring and central heating radiator.

Exterior

To the front is double parking spaces. To the rear is a lawned garden with paved patio area enclosed by fence and gated.

Shed

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Cuthbert Place, RETFORD

- Modern three bedroom semi-detached home
- Entrance hall, lounge, dining kitchen
- Great sized rear gardens
- Close to a popular primary school and playpark
- Off street parking

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£225,000



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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.



Property Ref:
RFD110276 - 0003



Please note the marker reflects the postcode not the actual property

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