









welcome to

Camborne Crescent, Retford

OFFERED WITH NO UPWARD CHAINThis is a well appointed three bedroom semi-detached home positioned in the popular Hallcroft area of Retford with a wealth of amenities on your doorstep. Spacious living room leading to the kitchen. Front and rear gardens and driveway leading to the garage.













Entrance Porch

Double glazed window and door.

Entrance Hall

Laminate flooring and central heating radiator.

Lounge

14' 11" x 12' 11" (4.55m x 3.94m)

Modern decor, coving to the ceiling, laminate flooring and electric fire. Central heating radiator and double glazed bow window.

Dining Kitchen

14' 5" x 9' 7" (4.39m x 2.92m)

Fitted with a good range of shaker style wall and base units, complementary work surfaces and stainless steel sink and drainer unit. Space for appliances including cooker, washing machine, slimline dish washer. There is an American fridge freezer included in the sale. Under stairs storage, complementary flooring, central heating radiator and two double glazed windows.

Landing

Staircase leading to the landing with airing cupboard housing the gas boiler.

Bedroom One

13' 7" x 8' 9" (4.14m x 2.67m)

Neutral decor, coving to the ceiling, central heating radiator and double glazed window.

Bedroom Two

10' 11" x 8' 9" (3.33m x 2.67m)

Neutral decor, coving to the ceiling, central heating radiator and double glazed window.

Bedroom Three

6' 9" x 6' 6" (2.06m x 1.98m)

Neutral decor, loft access, central heating radiator and double glazed window.

Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

Fitted with wc, wash hand basin and bath with shower above. Fully tiled walls, complementary flooring and central heating radiator.

Front Garden

Lawned with plants and shrubs.

Rear Garden

Lawned rear garden mainly enclosed by fencing.

Garage

Up and over door, courtesy door and workshop area to the rear with power and light.





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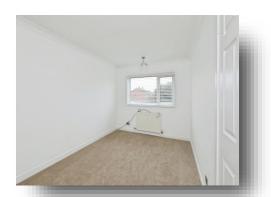
Camborne Crescent, Retford

- OFFERED WITH NO UPWARD CHAIN
- Well appointed three bedroom semi-detached property
- Spacious living room leading to the dining kitchen
- NEW CARPETS, LAMINATE FLOORING and FULLY RE-DECORATED
- Driveway for off street parking leading to the garage, front and rear gardens

Tenure: Freehold EPC Rating: D

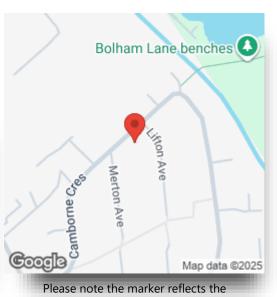
Council Tax Band: B

£185,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD110030



Property Ref: RFD110030 - 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.





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