



**Cobwell Road, Retford DN22 7BN**

**welcome to**

**Cobwell Road, Retford**

This is a charming three bedroom plus attic room home. Offering an abundance of character features plus plus both beautiful views over direct access to the Chesterfield Canal to the rear. Positioned in an established and well served area of Retford to the fringes of the town



## Ground Floor Accommodation

### Lounge

A cosy main reception room accessed via a front facing main entrance door. Log burner with feature surround, wall lights, coving to the ceiling, central heating radiator and front facing double glazed window.

### Dining Room

Second spacious reception room, open plan to the kitchen and housing the stairs to the first floor landing. Central heating radiator and steps leading down to the:

### Kitchen

Traditional style kitchen with a good range of cabinetry, work top over and butler style sink. Benefiting from a host of integrated appliances including oven, hob, dishwasher and microwave. Rear facing window and entrance door, recessed lights and tiled flooring.

### Bathroom

Fitted with a modern four piece bathroom suite, comprising of Bath, shower cubicle, wash hand basin and wc. Having a rear facing double glazed window with obscure glass, beamed ceiling, chrome heated towel rail, central heating radiator and tiling to the floor and walls.

## First Floor Accommodation

### Landing

Providing access to all bedrooms.

### Bedroom One

Double Bedroom with two front facing double glazed windows flooding the room with plenty of natural light. Coving to the ceiling, dado rail, central heating radiator and ceiling fan.

### Bedroom Two

Single bedroom with feature cast iron fireplace and spiral staircase to the attic space. Rear facing double glazed box bay window, two sets of storage cupboards and a central eating radiator.

### Bedroom Three

Single bedroom at the rear of the property with a built in cupboard housing the boiler and a central heating radiator. This bedroom has an entrance door providing access to the balcony which is enclosed by railings and offers plenty of space for a table and chairs to relax and enjoy the stunning view.

### Attic Space

Velux style window and eaves storage. Reduced head height.

### External

To the front of the property is a garden area, enclosed by wrought iron railings with pedestrian gate.

To the rear, steps lead down from the kitchen entrance door to the rear access lane, beyond which is a paved seating area by the canal.

### Agents Notes

Boat mooring may be available at this property subject to the necessary permissions and a fee may be payable. Please make further enquiries to the relevant authority.

A private right of way exists at the rear of the property. Please speak to branch for more details.



**view this property online** [williamhbrown.co.uk/Property/RFD110514](http://williamhbrown.co.uk/Property/RFD110514)



welcome to

## Cobwell Road, Retford

- Charming three bedroom home overlooking the Chesterfield Canal
- Three Bedrooms plus an attic room
- Many period and character features throughout
- Balcony allowing views over the Chesterfield canal
- Positioned to the fringes of the town centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

**£160,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/RFD110514](https://www.williambrown.co.uk/Property/RFD110514)



Property Ref:  
RFD110514 - 0004

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.

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.



william h brown



**01777 704248**



[retford@williambrown.co.uk](mailto:retford@williambrown.co.uk)



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



**[williambrown.co.uk](https://www.williambrown.co.uk)**