33 COBWELL ROAD, RETFORD

£325,000

BROWN & Co

33 COBWELL ROAD, RETFORD, DN22 7BW

DESCRIPTION

A substantial Victorian end terrace family home over four floors providing great versatile accommodation. The property has a good sized kitchen dining room leading directly to the large rear garden and on the first floor street level is a good sized front aspect lounge, study and utility room. There is flexibility with five bedrooms, two bathrooms on the third and fourth floor and the location and gardens are great assets to the property.

LOCATION

Cobwell Road is an established residential area, conveniently located for the town centre. One may walk over the bridge to the Chesterfield Canal and through the stunning Kings Park to approach the town centre Market Square. Another feature of the Cobwell Road area is its close proximity to Retford's railway station which has a direct rail service into London Kings Cross (approx. 1hr 30mins).

In addition to an array of residential facilities, Retford has other excellent transport links including the A1M lying to the West from which the wider motorway network is available. Air travel is convenient via the international airport of Nottingham East Midlands. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

what3words///lift.estate.equal

ACCOMMODATION

From Street level is half glazed composite door to

ENTRANCE VESTIBULE with period style skirtings, dado rail, original style cornicing. Double glazed door into

HALLWAY with period style skirtings, central heating thermostat programmer, stairs to second and lower ground floor. Oak door to

LOUNGE 16'5" x 13'2" (5.02m x 4.01m) front aspect floor to ceiling double glazed bay window. Period style skirtings, ornate cornicing, ceiling rose. TV and telephone points.

STUDY/PLAYROOM 13'2" x 12'9" (4.03m x 3.93m) rear aspect double glazed window with views to the garden. Period style skirtings, TV aerial lead, telephone point. Built in cupboard.

UTILITY ROOM/SHOWER ROOM 7'7" x 7'6" (2.34m x 2.32m) with two rear aspect obscure double glazed windows, space and plumbing for washing machine and one further appliance, working surfaces above. Tile enclosed shower cubicle with glazed screen and electric shower. Low level wc with matching white corner hand basin, ceramic tiled floor, part tiled walls.

Stairs down to LOWER LANDING with UPVC door and double glazed window above leading to the side. Additional stairs to

KITCHEN DINING ROOM 19'0" x 16'8" (5.81m x 5.12m) double glazed French doors and double glazed window leading into and overlooking the rear garden. An extensive range of base and wall mounted cupboard and drawer units, single stainless steel sink drainer unit with mixer tap, space and plumbing for dishwasher. Space for range style cooker with extractor canopy above. Ample working surfaces, glazed display cabinets, central island/breakfast bar with cupboards and working surfaces. Slate coloured ceramic tiled flooring on two levels, recessed lighting, space for American style fridge freezer, wall mounted gas fired central heating/combination boiler. Recessed lighting. Door to

BASEMENT ROOM ONE 16'0" x 10'8" (4.89m x 3.30m) brick flooring and brick faced walls. Lighting.

BASEMENT ROOM TWO 9'6" x 6'7" (2.93m x 2.03m) brick flooring and brick faced walls.

From the Hallway are stairs with original Victorian style balustrades leading to half landing with stained glass and leaded light arched window.

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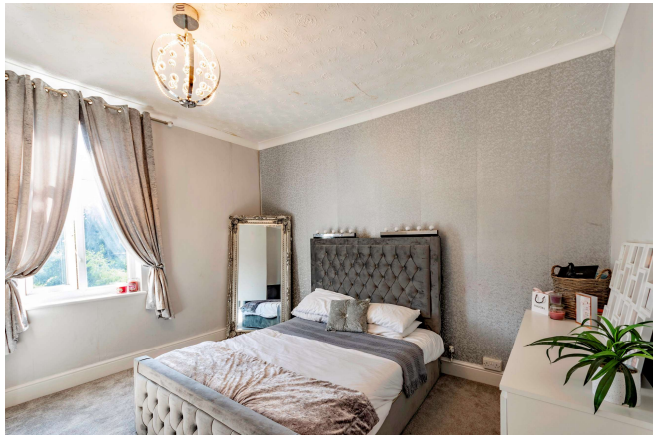
FIRST FLOOR

SPLIT LEVEL GALLERY LANDING with period style skirtings. Door to second floor with under stairs storage area.

BEDROOM THREE 13’5” x 12’10” (4.11m x 3.96m) rear aspect double glazed window with views to the rear garden. Period style skirtings.



BEDROOM FOUR 12’10” x 9’3” (3.96m x 2.82m) front aspect double glazed window, period style skirtings, recessed lighting.

BEDROOM FIVE 12’9” x 7’9” (3.94m x 2.40m) maximum dimensions, front aspect sash style double glazed window, period style skirtings.

FAMILY BATHROOM 12’9” x 4’2” (3.93m x 1.29m) rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with contemporary mixer tap, mains fed shower with handheld attachment and raindrop shower head with glazed screen. Vanity unit with contemporary mixer tap and drawers below. Low level wc, majority tiled walls, wood effect laminate flooring, wall mounted mirror/light. Extractor and chrome towel rail radiator.

Staircase to the SECOND FLOOR LANDING with small access to roof void. Period style skirtings.

FAMILY BATHROOM

BEDROOM ONE 16’3” x 10’8” (4.97m x 3.28m) dual aspect double glazed windows to front and side. Period style skirtings, recessed lighting, TV point. WALK IN WARDROBE 8’9” x 6’4” (2.71m x 1.95m) with lighting and heating (could be potential en suite or small office).

BEDROOM TWO dual aspect double glazed windows to rear and side, period style skirtings, recessed lighting.

SECOND BATHROOM 6’8” x 6’7” (2.07m x 2.03m) with three piece white suite comprising panel enclosed bath, pedestal hand basin, low level wc. Majority tiled walls.

OUTSIDE

Buffer front garden which is low maintenance with picket style fencing and gate. To the side of the property is pedestrian access leading to the side door.

The rear garden is on two separate levels with a full width paved patio with external water supply and picket style fencing. Please note the neighbours for no. 35 have pedestrian access only for this section. From the patio are railway sleeper steps down to the garden which is hedged and walled to both sides, raised railway sleeper flower beds and borders, space for timbe shed. The lower part of the garden has been cleared for the potential buyers to lawn, turn into vegetable patch, flower beds etc.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
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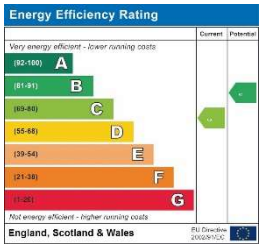
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.
These particulars were prepared in July 2023.



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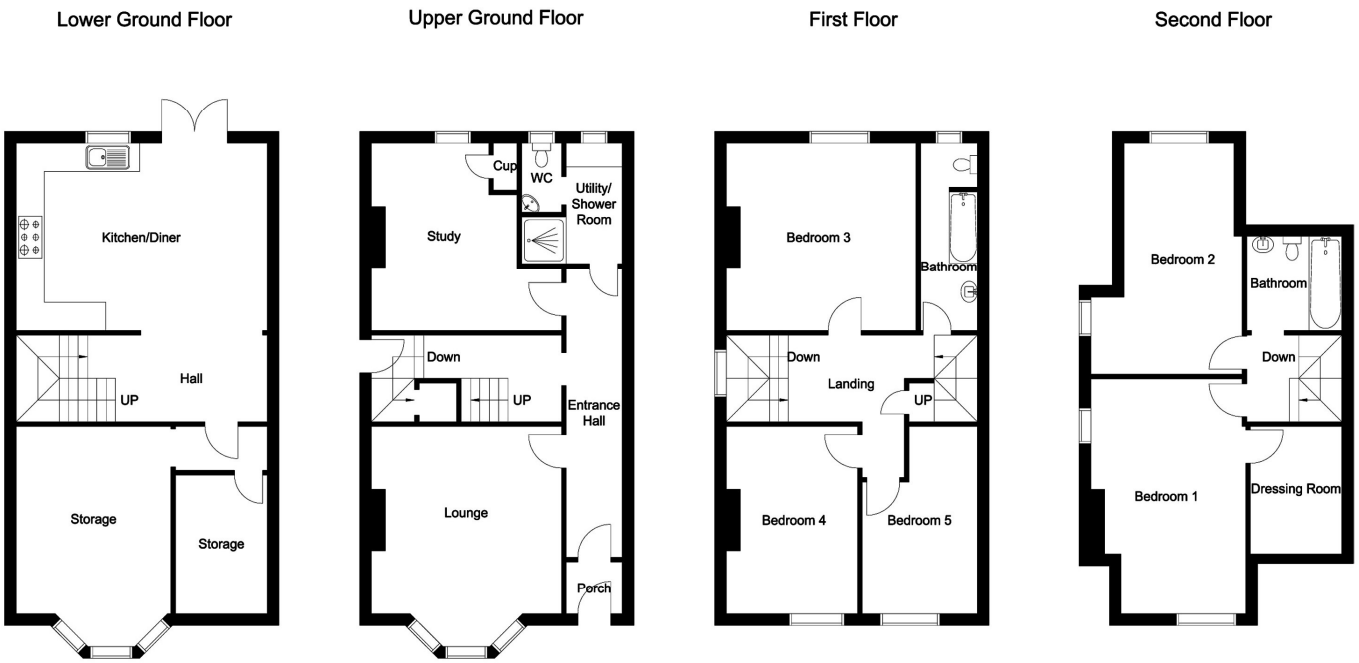

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