



38 CAMBORNE CRESCENT RETTFORD

Stunningly presented inside and out, this is an extensively renovated modern home with quality specification, contemporary accents, internal and external mood lighting, extensive LVT flooring etc., ease of maintenance, off road parking via double driveway and popular location convenient for town amenities. Gas fired central heating and electric vehicle charger.

£175,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

38 CAMBORNE CRESCENT, RETFORD, DN22 7RD

LOCATION

The property is nestled upon Camborne Crescent in this established and popular residential area lying within comfortable reach of town centre amenities. There are attractive walks around Idle Valley and beyond also within easy reach.

Retford is an attractive market town boasting a full range of residential amenities and a particularly good transport network. The A1M lies to the west from which the wider motorway network is available and there is a direct rail service into London Kings Cross (approx. 1hr 30 mins).

DIRECTIONS

What3words:///asking.actor.calls

ACCOMMODATION

UPVC double glazed ENTRANCE PORCH

ENTRANCE LOBBY staircase to first floor.

LOUNGE 12’8” x 11’4” (3.85m x 3.46m) measured to rear of feature media wall hosting inset contemporary electric fire. Front aspect and open to

DINING KITCHEN 15’9” x 9’4” (4.81m x 2.86m) refitted with comprehensive range of contemporary units in grey having an array of integrated appliances including oven, induction hob, extractor, dishwasher, integrated washing machine, fridge and freezer. Ample dining space, double doors opening to rear garden.

FIRST FLOOR

LANDING side aspect.

BEDROOM ONE 12’10” x 11’9” (3.91m x 3.58m) front aspect, useful over stairs wardrobe.

BEDROOM TWO 9’2” x 8’8” (2.78m x 2.64m) rear aspect.

BATHROOM refitted with attractive white suite of square P-shaped double ended bath with rainfall shower over and side shower screen. Vanity unit hosting basin and concealing cistern to wc. Contemporary tiling to wall and floor, heated mirror with Bluetooth connectivity and shaver point.

OUTSIDE

Extensive hard landscaping. To the front a double width driveway facilitates off road parking for two cars, plus an electrical supply and cabling already in place for an electrical vehicle charger. Please note that the existing charging pod is not included in the sale. At the rear, the garden is extensively paved with artificial turf adding colour and amenity in all suitable for alfresco entertaining. Useful side amenity area also paved with gates opening onto driveway for convenience.

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 finalizing 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. Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm. Viewing: Please contact the Retford office on 01777 709112. Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112. 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. These particulars were prepared in July 2026.

Ground Floor

First Floor

Small disclaimer text about floor plan accuracy and measurements.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.