



**Camborne Crescent, Retford DN22 7RD**

**welcome to**

**Camborne Crescent, Retford**

**\*\*OFFERED WITH NO UPWARD CHAIN\*\*** This is a well presented semi-detached home which has been FULLY REDECORATED and CARPETED throughout, READY TO MOVE INTO! An ideal first home or buy to let in a much regarded residential area!





**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.



***view this property online*** [williamhbrown.co.uk/Property/RFD110030](http://williamhbrown.co.uk/Property/RFD110030)



welcome to

## 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

**£175,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RFD110030](http://williamhbrown.co.uk/Property/RFD110030)



Property Ref:  
RFD110030 - 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@williamhbrown.co.uk](mailto:retford@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**