



81 COBWELL ROAD RETFORD

A recently refurbished four storey Victorian town house with two basement cellar rooms, two reception rooms and a refitted kitchen and bathroom. Externally is a nice sized enclosed garden and the property does retain some original style features. Walking distance of Retford mainline station.

£195,000

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BROWN & CO

Property and Business Consultants

81 COBWELL ROAD, RETFORD, DN22 7DD

LOCATION

Cobwell Road is an established residential area, conveniently located for the town centre and 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. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words:///jazz.trace.logo

ACCOMMODATION

UPVC door into entrance vestibule with stairs to first floor landing, period door to

LOUNGE 13’8” x 11’9” (4.22m x 3.62m) measured to front aspect floor to ceiling double glazed bay window. Feature rustic brick fireplace with quarry tiled hearth and oak mantle. Period skirtings, telephone point.

DINING ROOM 12’9” x 11’7” (3.92m x 3.58m) rear aspect double glazed window. Feature wood fire surround with brick faced recessed area and tiled hearth. Dark oak laminate flooring, period skirtings, built-in storage cupboard, door to cellar. Step down to

KITCHEN 10’7” x 6’8” (3.27m x 2.07m) side aspect double glazed window and half glazed UPVC door. A good range of grey coloured base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine. Built-in electric oven, ample wood effect working surfaces and matching upstands. Medium oak laminate flooring. Step down to

UTILITY AREA with two built-in shelved cupboards. Door to

BATHROOM 11’4” x 5’4” (3.46m x 1.65m) side aspect obscure double glazed window. Recently refitted. Square P-shaped bath with handheld mixer tap/shower attachment. Low level wc, vanity unit with cupboard below and mixer tap. Chrome towel rail radiator, part tiled walls, laminate flooring.

From the Dining Room are stairs down to the rear main CELLAR ROOM 12’6” x 11’5” (3.85m x 3.49m) with recess and under stairs storage space. WORKSHOP 13’3” x 11’5” (4.06m x 3.51m) maximum dimensions, front aspect with cupboard housing the meters.

FIRST FLOOR SPLIT LEVEL LANDING

BEDROOM ONE 15’8” x 13’8” (4.82m x 4.22m) measured to front aspect double glazed floor to ceiling bay window. Built-in wardrobe with hanging and shelving space and additional built-in over stairs storage cupboard with shelving. Period skirtings.

BEDROOM TWO 14’8” x 10’3” (4.50m x 3.13m) rear aspect double glazed window. Built-in over stairs storage cupboard with shelving. Built-in cupboard housing wall mounted gas fired central heating boiler. Traditional cupboard to the side.

Stairs to SECOND FLOOR LANDING

BEDROOM THREE 14’8” x 10’4” (4.50m x 3.18m) front aspect double glazed window. Part wood panelled walls. Built-in wardrobe with hanging and shelving. Additional floor to ceiling built-in cupboard and a range of bookshelves.

BEDROOM FOUR 14’8” x 8’10” (4.50m x 2.73m) maximum dimensions, rear aspect double glazed window with views to the garden. Built-in cupboards, period skirtings.

OUTSIDE

The front has a recently constructed brick wall and has been laid to resin with brick path to the front door and wooden gate giving access to the rear garden.

The rear garden is fenced to all sides. Large paved patio area. Additional pebbled area for low maintenance.

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 A 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 August 2026.



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