



Shop Row, Barnby Moor Retford DN22 8QR

welcome to

Shop Row, Barnby Moor Retford

Charming character two bedroom cottage portioned in the highly regarded village of Barnby Moor. Large open plan living dining and kitchen area with two double bedrooms and shower room. 70 ft x 45 ft garden to the rear and off street parking for car or caravan. Just three miles from Retford town.



Living Dining Kitchen Area

30' 4" x 13' 11" (9.25m x 4.24m)

Large open plan ground floor living dining and kitchen area. Kitchen area fitted with cream shaker style wall and base units, traditional granite work surfaces and stainless steel sink and drainer. Integrated appliances including electric hob, electric oven, fridge, dish washer and washing machine. Oak flooring and electric stove inset into the chimney breast. Two central heating radiators, three double glazed windows and two double glazed doors.

Landing

Staircase leading to the landing.

Bedroom One

11' 6" x 9' plus recess (3.51m x 2.74m plus recess)

Double bedroom with built in wardrobes, central heating radiator and double glazed window.

Bedroom Two

10' x 7' (3.05m x 2.13m)

Smaller double bedroom with double glazed window and central heating radiator.

Shower Room

10' 9" x 9' 2" (3.28m x 2.79m)

Good sized shower room fitted with wc, wash hand basin and shower cubicle. Fitted storage, loft access, heated towel rail and complementary flooring.

Front Garden

Lawned area to the front of the property.

Rear Garden

Generous lawned garden to the rear measuring 70 ft x 45 ft.

Parking

Off street parking area for car or caravan.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Shop Row, Barnby Moor Retford

- Charming character two bedroom cottage
- Large open plan living dining and kitchen area
- 70 ft x 45 ft GARDEN TO THE REAR OF THE PROPERTY
- OFF STREET PARKING FOR A CAR OR CARAVAN
- Walking distance to local pubs and restaurants including Ye Olds Bell restaurant, hotel and spa

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110090 - 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.

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