



9 SHERWIN WALK RETFORD

A modern three bedroom terraced house being offered for sale with vacant possession and provides good sized accommodation throughout as well as a nice sized enclosed rear garden.

GUIDE PRICE £100,000

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BROWN & CO

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9 SHERWIN WALK, RETFORD, DN22 7FF

LOCATION

Sherwin Walk is located on the northern fringes of Retford town centre and has local amenities within comfortable distance including co-op convenience store, post office on Hallcroft Road and accessibility to the hospital as well. The Elizabethan Academy is within comfortable walking distance and there are schools close by for infants and juniors. Vus services are available from North Road. Retford town centre is accessible with comprehensive shopping, leisure and recreational facilities and mainline station on the London to Edinburgh inter city link.

DIRECTIONS

What3words:///pepper.gravy.satin

ACCOMMODATION

Part glazed UPVC door into

ENTRANCE HALL under stairs storage area, stairs to first floor. Storage cupboard.

CLOAKROOM front aspect obscure window. White low level wc and wall mounted hand basin.

LOUNGE 15'9" x 9'7" (4.84m x 2.96m) front aspect double glazed window. Dado rail, TV point and arch into

DINING ROOM 9'7" x 9'1" (2.96m x 2.76m) rear aspect UPVC double glazed window. Stable door looking into and leading into the garden. Dado rail.

KITCHEN 10'1" x 9'4" (3.08m x 2.87m) rear aspect double glazed window. A range of base and wall mounted cupboard and drawer units, single stainless steel sink drainer unit, space and plumbing for a washing machine. Fitted electric oven with four ring gas hob and extractor above. Wall mounted gas fired central heating boiler. Working surfaces.

From the Entrance Hall is dog legged staircase to

FIRST FLOOR LANDING with three built-in storage cupboards.

BEDROOM ONE 12'6" x 9'2" (3.84m x 2.79m) front aspect double glazed window.

BEDROOM TWO 12'4" x 9'1" (3.79m x 2.76m) rear aspect double glazed window. Built-in storage cupboard.

BEDROOM THREE 9'4" x 7'1" (2.87m x 2.15m) rear aspect double glazed window.

BATHROOM front aspect obscure double glazed window. Three piece white suite of panel enclosed bath, hand basin and low level wc.

OUTSIDE

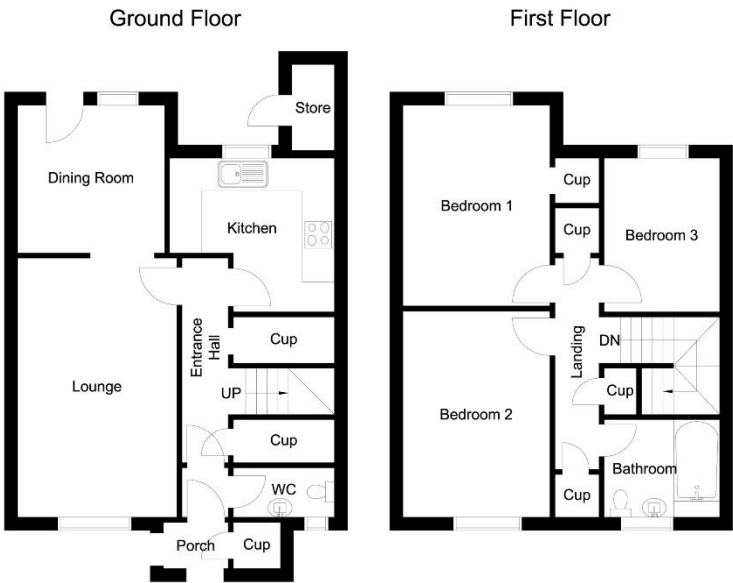
The front garden is screened by high hedging with an area of lawn and path to front door. External storage cupboard.

The rear garden is fenced with some lawned area and established shrubs.

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 October 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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