



26 COBWELL ROAD, RETFORD
Offers over £200,000

BROWN & CO

26 COBWELL ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 7BW

DESCRIPTION

A substantial four bedroom Victorian semi detached house in popular residential location, in need of some modernisation throughout. The property does retain some original style features, has a good sized garden and some external outbuildings that could be created for additional ground floor accommodation or home office working. Benefits include a dual aspect lounge dining room, breakfast kitchen and accessible to Retford town and the mainline railway station.

LOCATION

Cobwell Road is an established residential area, conveniently located for the town centre. One may walk over the bridge to the Chesterfield Canal and through the stunning 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. Air travel is convenient via the international airport Nottingham East Midlands. Leisure amenities and educational facilities (both state and independent) are well catered for.

ACCOMMODATION

Part glazed front door with stained glass and leaded light windows and gothic window above into

ENCLOSED ENTRANCE PORCH additional half glazed door to

ENTRANCE HALL with period style skirtings, dado rail, cornicing, stairs to first floor landing, door to **CELLAR 10'7" x 11'9" (3.27m x 3.61m)** with power and lighting.

LOUNGE DINING ROOM

Lounge Area 13'9" x 13'2" (4.23m x 4.02m) front aspect double glazed bay window with window seat, feature York stone fireplace

with raised hearth and display shelving to either side and wooden mantle. Period style skirtings, dado rail, picture rail, cornicing and ceiling rose.



Dining Area 11'8" x 12'0" (3.60m x 3.68m) rear aspect glazed French doors into covered courtyard, period style skirtings, dado rail, picture rail, ornate cornicing, ceiling rose.



KITCHEN/BREAKFAST ROOM 24'10" x 10'9" (7.61m x 3.32m)

Breakfast Room side aspect single glazed window. Pine fire surround with coal effect gas living flame fire on raised hearth, period style skirtings, picture rail, door to shelved cupboard.



Kitchen single glazed windows to side and rear. A good range of antique pine base and wall mounted cupboard and drawer units, single sink drainer unit with mixer tap, space and plumbing for washing machine and tumble dryer. Space for free standing cooker and upright fridge freezer. Ample working surfaces, part tiled walls, wood effect laminate flooring, spotlight. Gas fired central heating boiler. Half glazed door with stained glass and leaded light windows into



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REAR LOBBY half glazed door to garden. Power and light. Could become a utility room or ground floor cloakroom.

From hallway **SPLIT LEVEL LANDING** access to roof void, stained glass and leaded light skylight. Ornate corning and ceiling roses, dado rail.

BEDROOM ONE 13'2" x 11'7" (4.03m x 3.56m) front aspect window. A good range of built in bedroom furniture incorporating wardrobes with hanging and shelving space, central dressing table unit. Period style skirtings, dado rail.



BEDROOM TWO 12'2" x 11'3" (3.72m x 3.45m) rear aspect window with views to the garden, period style skirtings, dado rail, corning.



INNER HALLWAY with period style skirtings, dado rail, built in cupboard housing factory lagged hot water cylinder and fitted immersion.

BEDROOM THREE 10'8" x 8'8" (3.29m x 2.67m) rear aspect window with views to the garden, period style skirtings, dado rail.

BEDROOM FOUR 10'0" x 5'7" (3.08m x 1.73m) side aspect window, period style skirtings, dado rail.

BATHROOM obscure single glazed window. Three piece white suite with panel enclosed bath with electric shower over, white low level wc, pedestal hand basin, part tiled walls, part wood panelled walls and spotlighting.



OUTSIDE

The front of the property is walled and railed to sides and front. Block paved path to the front door. Small brick retained wall with the front garden, which is lawned with established shrubs, pedestrian access to the side of the property by way of a wooden gate leading to covered courtyard area with external water supply.

The rear garden is fenced, walled and hedged to all sides. Brick built shed, external brick built gardener's wc, which could create home office working. The garden is split level with a good area of lawn with established shrub, flower beds and borders (please note the garden is in need of some attention).

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 F.

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 finalising 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.

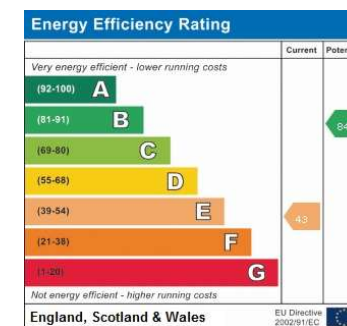
Viewing: Please contact the Retford office on 01777 709112.

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.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in October 2022.





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