



35 COBWELL ROAD, RETFORD
£290,000

BROWN & CO

35 COBWELL ROAD, RETFORD, DN22 7BW

DESCRIPTION

A sympathetically restored and very well presented three storey, five bedroom family home located close to the town centre, railway station and King's Park. The good sized garden is a great asset with timber summer house to the rear which backs onto no-man's-land in turn backing onto the Chesterfield Canal. There are two street level sitting rooms and some delightful original style features.

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 of Nottingham East Midlands. Leisure amenities and educational facilities (both state and independent) are well catered for.

ACCOMMODATION

Wood panelled door with arched glazed skylight above into

ENTRANCE HALL period style skirtings, half wood panelled walls, original style cornicing, stripped wooden doors, stairs to first floor landing and wood laminate flooring.

LOUNGE 16'5" x 13'0" (5.03m x 3.96m) measured to front aspect double glazed floor to ceiling bay window, feature Victorian style fireplace with patterned tiled insert on raised slate hearth. Period style skirtings, dado rail, picture rail, TV and telephone points.

INNER HALLWAY part wood panelled walls, return door to front sitting room, stairs down to the kitchen, period style skirtings.

SITTING ROOM 12'0" x 11'6" (3.66m x 3.53m) rear aspect double glazed window with views to the garden and King's Park. Feature Victorian style fireplace on raised wooden hearth. Built in shelved cupboard, period style skirtings, picture rail/plate rack and TV point.



SHOWER ROOM rear aspect obscure arched double glazed window, walk in double width shower cubicle with glazed screen, electric Triton Enrich shower, low level wc, pedestal hand basin, solid oak flooring, period style skirtings, majority tiled walls and picture rail.



Stairs down to **LOWER LANDING** with tiled flooring. Under stairs storage area, part wood panelled walls, picture rail. Door to

BREAKFAST KITCHEN 16'8" x 12'9" (5.12m x 3.93m) rear aspect double glazed window, half glazed stable door. A good range of country kitchen style sage coloured base and wall mounted cupboard and drawer units, inset Belfast sink with mixer tap with wooden drainer and working surfaces to the side. Space and plumbing for washing machine, space for range style cooker, additional wood effect working surfaces, breakfast bar with space for one appliance. Fitted gas coal effect fire on raised hearth, ceramic tiled flooring, majority tiled walls, range of fitted recessed shelving. Single glazed sash window looking into the lower hallway.



CELLAR 16'2" x 10'5" (4.94m x 3.21m) power and lighting. Small window currently boarded and a good range of shelving including the original style cold shelf.

STORAGE 9'6" x 6'7" (2.93m x 2.03m) with power and lighting.

GALLERY STYLE LANDING with painted splindles and polished wood handrail, period style skirtings, part wood panelled walls, dado rail.

BEDROOM ONE 17'5" x 13'0" (5.34m x 4.00m) front aspect double glazed window, period style skirtings, picture rail, TV and telephone points.



BEDROOM TWO 10'10" x 12'10" (3.35m x 3.95m) rear aspect double glazed window with views to the garden and King's Park. Built in shelved linen cupboard to either side of the chimney breast. Period style skirtings, TV lead and telephone point.

BATHROOM rear aspect obscure double glazed arched window, three piece white suite with modern claw footed roll topped free standing bath with handheld telephone style mixer tap, pedestal hand basin and low level wc. Period style skirtings, majority tiled walls, dado rail, solid oak flooring.



Turning stairs to the **SECOND FLOOR LANDING** with access to roof void.

BEDROOM THREE 16'2" x 15'8" (4.92m x 4.80m) rear aspect double glazed window and one to the side both overlooking the garden and King's Park. Period style skirtings.

BEDROOM FOUR 16'3" x 9'2" (4.98m x 2.80m) front aspect double glazed window, slimline built in wardrobe with sliding doors. Eaves storage cupboard.

BEDROOM FIVE 8'6" x 6'4" (2.63m x 1.94m) front aspect double glazed Velux window, wood panelled walls and matching panelled ceiling.

OUTSIDE

The front is hedged to all sides, gate and step down to the garden which is paved and pebbled for low maintenance with some original style Victorian tiles.

Timbered rear porch leading to full width hexagonal paved patio, external lighting and water supply, fencing and hedged. Gate giving access to shared pedestrian access across the neighbouring property. Wooden gate and railway sleeper style steps down to the first section of the garden, picket style fencing with rockery and small area of lawn and second gate giving pedestrian access across to neighbouring property. Small five bar gate leading to the next part of the garden which has a good sized timber shed, lawn and shrubbed area, railway sleeper decked area and steps to the lower part of the garden which is predominantly lawned, railway sleeper shrub, flower beds and borders. Hexagonal patio, paved pathway leading to the rear of the garden where there is an additional gate to the low maintenance part of the garden which is again fenced and hedged, pebbled area with railway sleeper beds and borders, circular patio area, timber log store. Gate and step up to raised decked area, this in turn leads to timber

SUMMER HOUSE 16'0" x 15'0" (4.90m x 4.60m) with power and lighting. A small kitchenette area with fireplace and space for free standing electric heater.

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 B.

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.

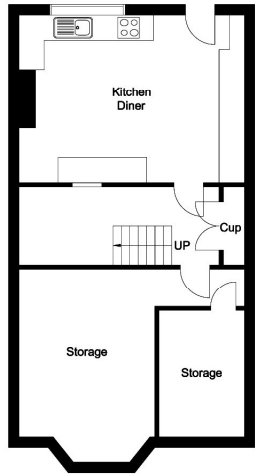
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed. Financial Services:

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.

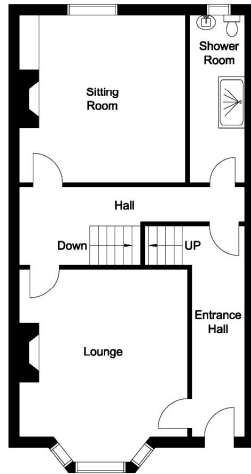
These particulars were prepared in November 2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

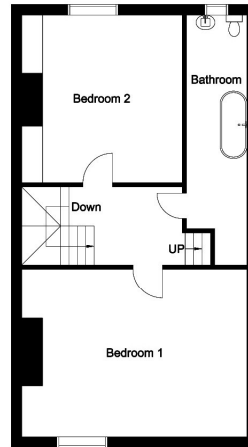
Lower Ground Floor



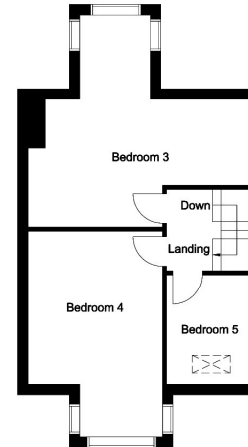
Upper Ground Floor



First Floor



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ metrage if quoted on this plan.
 CP Property Services @2022



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