



37 COBWELL ROAD, RETFORD  
£340,000

**BROWN & CO**

# 37 COB WELL ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 7BW

## DESCRIPTION

A beautiful Victorian end terraced house set over four floors with comfortable living accommodation and with a possibility of creating a self-contained unit on the lower floor, home office working or additional accommodation for the family unit, subject to all statutory consents and approvals. The property is located within comfortable distance of the town centre, Kings Park and the mainline railway station. The Chesterfield Canal is to the rear of the property and the garden is a great and attractive feature of 37 Cobwell Road. In addition, the added bonus is the off road parking for two vehicles.

## 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.

## DIRECTIONS

[what3words://oldest.wash.flight](http://what3words://oldest.wash.flight)

## ACCOMMODATION

Half glazed composite door to

**ENTRANCE HALL** with side aspect single glazed window. Oak coloured flooring, period style skirtings, dado rail, stairs to first floor landing with original style spindles. Stripped wooden door to

**SITTING ROOM 16'7" x 13'0" (5.08m x 3.98m)** front aspect double glazed floor to ceiling bay window. Feature Victorian style fireplace with electric fitted coal effect fire with Victorian style patterned insert, stained wood surround and mantle all set on a tiled hearth. High period style skirtings, picture rail, cornicing. TV point.



**BREAKFAST KITCHEN 13'0" x 12'9" (3.98m x 3.94m)** double glazed window overlooking the attractive rear garden. A good range of cream coloured shaker style base and wall mounted cupboard and drawer units. Circular stainless steel sink drainer unit with mixer tap. Ample wood effect working surfaces. Integrated dishwasher, rustic brick floor to ceiling fireplace with oak bressummer and tiled insert with space for range style cooker and extractor canopy above. Additional base cupboards, integrated fridge, oak coloured flooring, period style skirtings. Arch to



**UTILITY ROOM 10'7" x 8'4" (3.27m x 2.57m)** half glazed composite door into covered porch. Side and rear aspect windows. Range of matching base cupboards, space and plumbing for washing machine, space for upright fridge freezer and tumble dryer. Ample wood effect working surfaces. Wall mounted gas fired central heating boiler. Part wood panelled walls, breakfast bar, oak coloured flooring. Original half glazed door with stained glass and leaded light insert into



**SMALL LOBBY** which in turn leads to the

**SHOWER ROOM** side aspect obscure double glazed arched window. Walk in shower unit with mains fed raindrop shower head. White low level wc, pedestal hand basin with mixer tap. Tiled walls and towel rail radiator and extractor.



## FIRST FLOOR

**GALLERY STYLE LANDING** with period style skirtings, dado rail, door giving access to the second floor.

**BEDROOM ONE 13'2" x 13'0" (4.00m x 3.98m)** front aspect double glazed window. Period style skirtings.



**BEDROOM TWO 13'0" x 13'0" (3.98m x 3.98m)** currently used as a sitting room. Large double glazed picture window with views to the attractive gardens, Chesterfield Canal and Kings Park. Feature fireplace with polished wood surround, recessed fire, period style skirtings.

**FAMILY BATHROOM 13'5" x 6'4" (4.11m x 1.94m)** double aspect with two arched double glazed obscure windows. Four piece white suite with free standing rolled top bath with chrome claw feet, handheld shower attachment and mixer taps. Low level wc, vanity unit with cupboards below and mixer tap, walk in full width shower cubicle with glazed screen, electric shower and additional mains fed shower with overhead raindrop shower head. Part tiled walls, old fashioned school style radiator/towel rail. Period style skirtings.



## SECOND FLOOR

**LANDING** side aspect double glazed window. Access to small loft space.

**BEDROOM THREE 13'2" x 11'9" (4.01m x 3.63m)** double glazed windows to front and side aspect. Period style skirtings.

**BEDROOM FOUR 12'10" x 11'7" (3.95m x 3.57m)** currently being used as an office. Double glazed windows to side and rear. Period style skirtings.

**LOWER BASEMENT ROOMS** could be additional living accommodation, self-contained unit or home office, subject to all statutory consents and approvals.

**ROOM ONE 13'7" x 12'7" (4.16m x 3.87m)** rear aspect with French doors and windows. Power and lighting. Door to

**WORKSHOP 12'10" x 6'0" (3.96m x 6'0")** original flooring, half glazed door to additional internal store room, currently used as a workshop with power and light.

**GAMES ROOM 16'2" x 13'0" (4.93m x 3.97m)** maximum dimensions. Side aspect window. Currently used as a games room/bar. There is original brick flooring, half panelled walls, lighting and wall light points. Side aspect window.

## OUTSIDE

Buffer style garden with fencing and wall. Pebbled driveway. Pedestrian access to the rear garden which is set over three levels. Sloping path with wooden trellis fence to the side leading to the paved and stoned patio which is accessible from the lower ground floor and has external lighting and water supply. Gate giving access to the main garden with a large ornamental pond, two split level patios, timber shed, railway sleeper and stone steps with handrailing down to the main garden, which is fenced and hedged to all sides, good area of sculptured lawn, summer house to the rear, good established shrubs.

**HOME OFFICE 11'7" x 7'5" (3.57m x 2.29m)** timber built with split level decking to the front. Power and lighting. Views to the garden.

## 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.

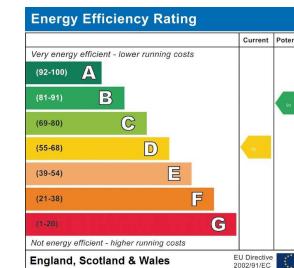
Viewing: Please contact the Retford office on 01777 709112.

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.

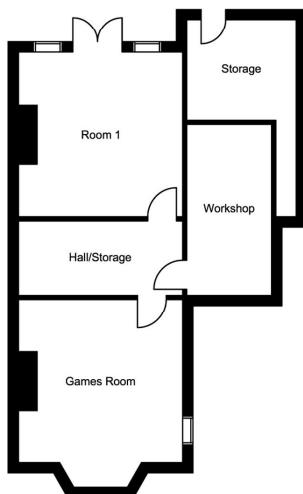
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

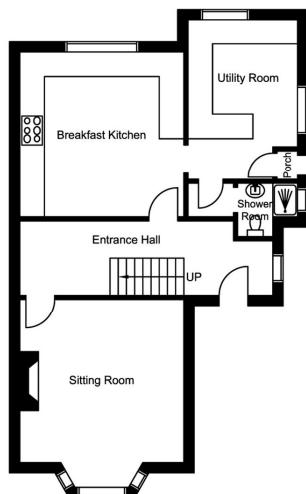
These particulars were prepared in March 2023.



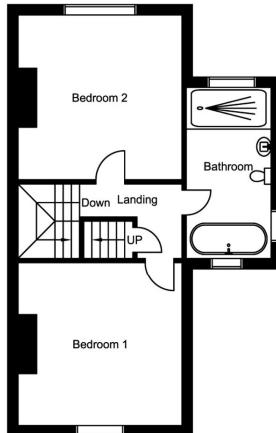
Basement



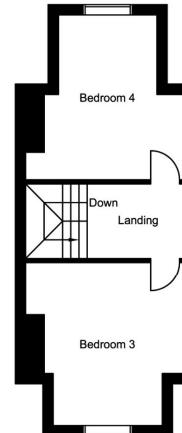
Ground Floor



First Floor



Second Floor



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CP Property Services @2023



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