



## 76 CAMBORNE CRESCENT RETFORD

A modern three bedroom semi detached family home in the favoured Hallcroft area of Retford and provides a good sized lounge, kitchen dining room and a newly installed gas fired central heating boiler (May 2022). The property also benefits from a tandem garage (in need of some repair), off road parking and an enclosed garden.

**£175,000**

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**BROWN & CO**

Property and Business Consultants

# 76 CAMBORNE CRESCENT, RETFORD, DN22 7RD

## LOCATION

Camborne Crescent is to the north of Retford town centre and has local amenities close by on Hallcroft Road such as post office and fish and chip shop as well as a co-op convenience store. There are schools for all age groups within comfortable distance as well as access to local dog walks via the Chesterfield Canal. Retford has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 and A57 are also within comfortable distance linking to the wider motorway network.

## DIRECTIONS

What3words///bond.flats.panic

## ACCOMMODATION

Part glazed UPVC door into

### ENTRANCE PORCH

**INNER HALLWAY** with stairs to first floor landing.

**LOUNGE 13'4" x 11'9" (4.07m x 3.56m)** front aspect double glazed window, laminate flooring, TV and telephone points, wall light points.

**KITCHEN DINING ROOM 15'0" x 10'4" (4.56m x 3.16m)**

**Kitchen area** rear aspect double glazed window. A good range of beech coloured base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap. Space and plumbing below for washing machine and dishwasher. Built in electric oven, four ring gas hob with extractor above. Ample working surfaces, part tiled walls, laminate flooring.

**Dining area** half glazed door to the garden. Wall mounted gas fired central heating combination boiler. Space for upright fridge freezer and under stairs storage cupboard.

### FIRST FLOOR

**LANDING** part tiled walls.

**BEDROOM ONE 13'5" x 8'7" (4.07m x 2.61m)** front aspect double glazed window.

**BEDROOM TWO 10'6" x 8'7" (3.19m x 2.61m)** rear aspect double glazed window.

**BEDROOM THREE 7'6" x 6'2" (2.29m x 1.89m)** rear aspect double glazed window. Access to roof void and telephone point.

**BATHROOM** front aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with electric

shower over. Low level wc, pedestal hand basin, part tiled walls. Over stairs storage cupboard.

## OUTSIDE

The front is hedged and walled to all sides. Mainly lawned with some shrub surrounds. Driveway with space for 2-3 cars and in turn leads to **DETACHED TANDEM GARAGE** (in need of some repair) with up and over door

The rear garden is fenced to all sides, mainly lawned with an external water supply.

## 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.

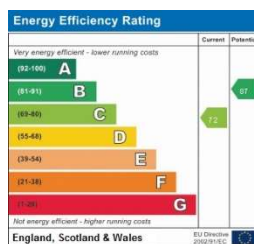
**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

**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.

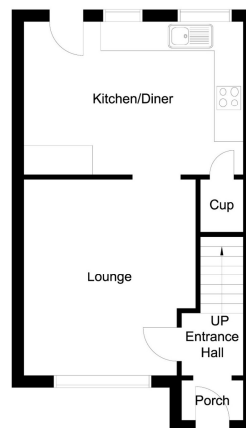
**Financial Services:** In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes 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.

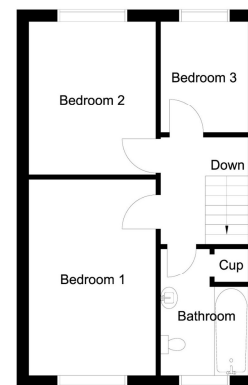
These particulars were prepared in March 2024.



Ground Floor



First Floor



## IMPORTANT NOTICES

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