



Camborne Crescent, Retford DN22 7RF

welcome to

Camborne Crescent, Retford

ACT QUICKLY THIS WILL GO!!! This is a beautifully presented three bedroom semi-detached home positioned on a much regarded development to the fringes of Retford Town. An ideal location for families with many amenities on the doorstep including schools, shops and a post office.



Lounge Diner

Neutral decor with feature fire surround and fire inset, laminate flooring, double glazed window and double glazed patio doors.

Kitchen

Fitted with a good range of white gloss wall and base units, complementary work surfaces, splash back tiling and sink and drainer unit. Integrated appliances including electric oven, gas hob and stainless steel extractor hood. Space for dish washer and fridge freezer. Complementary flooring, central heating radiator and double glazed window.

Conservatory

Double glazed velux style windows, double glazed windows, double glazed patio doors and central heating radiator.

Landing

Staircase leading to the landing with loft access and double glazed window.

Bedroom One

Neutral decor with laminate flooring, central heating radiator and double glazed window.

Bedroom Two

Neutral decor, airing cupboard, central heating radiator and double glazed window.

Bathroom

Modern bathroom fitted with wc, wash hand basin with unit below and double shower cubicle. Space for washing machine and dryer. Tiled walls and flooring, double glazed window and central heating radiator.

Rear Garden

Enclosed rear garden with lawn to two sides, porcelain tiled seating area and trees including fig and grapes. All enclosed with fence and gated.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Camborne Crescent, Retford

- Lovely semi detached family property
- Spacious lounge diner and fitted kitchen
- Three bedrooms and modern bathroom
- Conservatory opening out onto the rear patio area
- Access to highly rated primary and secondary schools

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD107350 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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