



Cuthbert Place, Retford DN22 6TR

welcome to

Cuthbert Place, Retford

A well-presented three-bedroom terraced property offering spacious and versatile accommodation, featuring two reception rooms ideal for modern family living. The home also benefits from two allocated parking spaces, providing convenient off-road parking. Situated in a desirable location.



Entrance Hall

Complementary flooring.

Cloakroom

Fitted with wc, wash hand basin and central heating radiator.

Living Room

Neutral decor, fitted storage, central heating radiator, double glazed window and double glazed french doors.

Dining Kitchen

Fitted with a range of wall and base units, complementary work surfaces and stainless steel sink and drainer. Integrated appliances including gas hob, electric oven, dish washer and fridge freezer. Complementary flooring, central heating radiator and double glazed window.

Landing

Staircase leading to the landing with loft access and central heating radiator.

Bedrom One

Neutral decor, central heating radiator and double glazed window.

En Suite

Fitted with wc, wash hand basin, shower cubicle and complementary flooring.

Bedroom Two

Neutral decor, central heating radiator and double glazed window.

Bedroom Three

Small double room with central heating radiator and double glazed window.

Bathroom

Fitted with white three piece suite, complementary flooring, central heating radiator and double glazed window.

Rear Garden

Enclosed lawned rear garden with paved patio area.

Parking

Two allocated parking spaces.

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

Cuthbert Place, Retford

- Ideal first time buyer or investment property
- Three bedroom mid terraced property
- Kitchen, living room and dining room
- En suite to bedroom one and a family bathroom
- Enclosed lawned rear garden with paved patio area

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110921 - 0005

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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