

71 Cobwell Road, Retford

**FIVE STAR**  
P R O P E R T Y



0 1 7 7 7 7 0 8 7 0 0

- 4 Bedroom Terrace
- Lounge & Dining Kitchen
- Cellar Rooms

- Courtyard & Away Garden
- Close To Amenities
- EPC Rating: C

**FIVE STAR**  
P R O P E R T Y

Offers in the region of £85,000

[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

### Description

MID TERRACE PROPERTY IN NEED OF SOME REFURBISHMENT, 4 BEDROOMS, LOUNGE & DINING KITCHEN, CELLAR ROOMS, PRIVATE COURTYARD & AWAY GARDEN, DOUBLE GLAZING, GAS CENTRAL HEATING, CLOSE TO AMENITIES, NO UPWARD CHAIN. CALL FIVE STAR PROPERTY TO VIEW 01777 708700.

### Entrance

The glazed upvc entrance door opens into the:

### Lounge 12'4" x 11'7" (3.76m x 3.53m)

Having a front facing bay window, cast iron fire with ornate wood surround and tiled hearth, radiator and ceiling rose.

### Kitchen & Dining Room 12'10" x 12'3" (3.91m x 3.73m)

Fitted with wall and base units, worktops and tiled splash backs over, oven, hob and extractor, space for further appliances, rear facing window, coving and a radiator.

### Inner Hall

Having a rear upvc access door, radiator and door into the:

### Bathroom

Comprising of a three piece suite with a panel bath, wash hand basin, low level WC, side facing window, tiled splash backs, radiator and coving.

### Cellar Room One 12'6" x 11'6" (3.81m x 3.51m)

With quarry tiled flooring and front facing low level window.

### Cellar Room Two 13'2" x 12'5" (4.01m x 3.78m)

Having a work bench and access into the:

### Utility 11'5" x 7'0" (3.48m x 2.13m)

With a gas fired central heating boiler, sink unit and rear facing window.

### First Floor Landing

Having access to the first floor accommodation and staircase rising to the second floor accommodation.

### Master Bedroom 12'4" x 11'2" (3.76m x 3.40m)

With a front facing window, radiator, built in cupboard and a cast iron fireplace.

### Bedroom Two 11'2" x 10'4" (3.40m x 3.15m)

Having a rear facing window, radiator and a built in cupboard.

### Second Floor Landing

Giving access to the second floor accommodation.

### Bedroom Three 12'4" x 10'5" (3.76m x 3.18m)

With a front facing dormer window and a radiator.

### Bedroom Four 12'5" x 6'3" (3.78m x 1.91m)

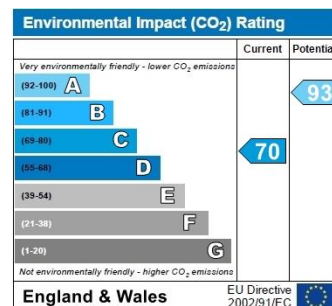
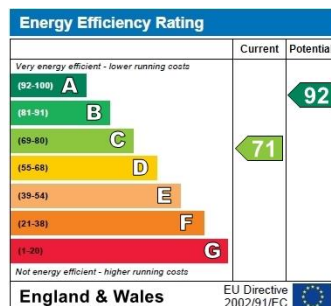
Having a rear facing Velux window and a radiator.

### Courtyard

Private courtyard with steps leading to the rear door. The courtyard leads to the useful outhouse that open through to the away garden.

### Away Garden

The away garden is enclosed to the perimeter and has a patio and lawn area.



### IMPORTANT NOTICES

Five Star Property Ltd. for themselves and for the Vendors or Lessors of this Property give notice that: 1: These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2: All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Five Star Property Ltd. for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3: Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4: Five Star Property Ltd., and any person in its employment, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Five Star Property Ltd. for any error, omission of mis-statement in these particulars. 5: No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property Registered in England and Wales. Registration Number 06278685.