





Shop Row,Barnby Moor Retford DN22 8QR

william h brown

welcome to

Shop Row, Barnby Moor Retford

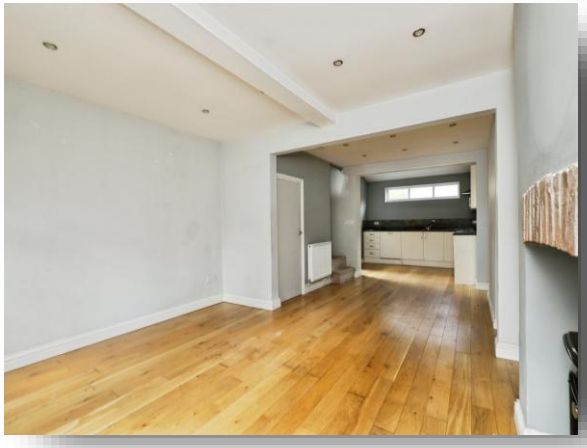
OFFERED WITH NO UPWARD CHAIN This a charming two double bedroom cottage with the benefit of off street parking and generous gardens to the rear. Potential for rental income of around £850/£900pcm or AIRBNB. 220 meters to Ye Olde Bell, winner of the 2026 Best Luxury Spa in Europe Awards.

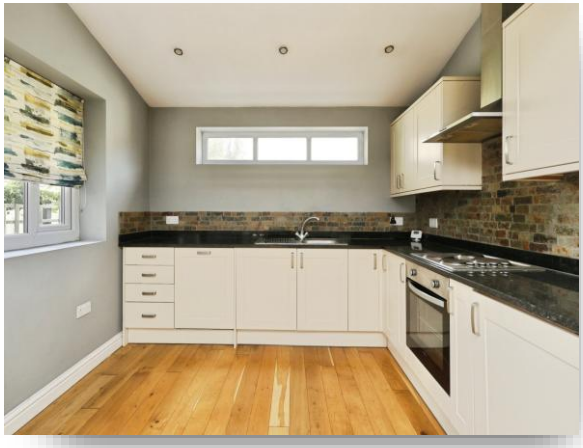












Living Dining Kitchen Area
30' 4" x 13' 11" (9.25m x 4.24m)
Large open plan ground floor living dining and kitchen area. Kitchen area fitted with cream shaker style wall and base units, traditional granite work surfaces and stainless steel sink and drainer. Integrated appliances including electric hob, electric oven, fridge, dish washer and washing machine. Oak flooring and electric stove inset into the chimney breast. Two central heating radiators, three double glazed windows and two double glazed doors.

Landing
Staircase leading to the landing.

Bedroom One
11' 6" x 9' plus recess (3.51m x 2.74m plus recess)
Double bedroom with built in wardrobes, central heating radiator and double glazed window.

Bedroom Two
10' x 7' (3.05m x 2.13m)
Smaller double bedroom with double glazed window and central heating radiator.

Shower Room
10' 9" x 9' 2" (3.28m x 2.79m)
Good sized shower room fitted with wc, wash hand basin and shower cubicle. Fitted storage, loft access, heated towel rail and complementary flooring.

Exterior
To the front of the property is a pretty cottage garden, to the rear is an extensive lawned garden to the measuring 70 ft x 45 ft.

Parking
Off street parking area to the rear of the property for a car or caravan.

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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Shop Row, Barnby Moor Retford

- Charming character two bedroom cottage
- Large open plan living dining and kitchen area
- 70 ft x 45 ft GARDEN TO THE REAR OF THE PROPERTY
- OFF STREET PARKING FOR A CAR OR CARAVAN
- Walking distance to local pubs and restaurants including Ye Olds Bell restaurant, hotel and spa

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD110090

The Property Ombudsman

Property Ref:
RFD110090 - 0011

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.

william h brown

01777 704248

retford@williamhbrown.co.uk

10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.