



**Wharf Road
Retford**

Offers in the Region of £225,000

Wharf Road Retford

Characterful Yet Modern THREE BEDROOM Town House

Property Overview

- Open Plan Kitchen Lounge Diner to the Second Floor Boasting Vaulted Ceilings & Original Exposed Eaves
- Second Bedroom Complete with En Suite
- A Secure Carpark with Two Allocated Parking Spaces
- A Former Warehouse Now an Exclusive Canal Side Development of Just Six Converted Mews Dwellings
- Walking Distance to Retford's Town Centre
- Council Tax Band: B EPC Rating: C

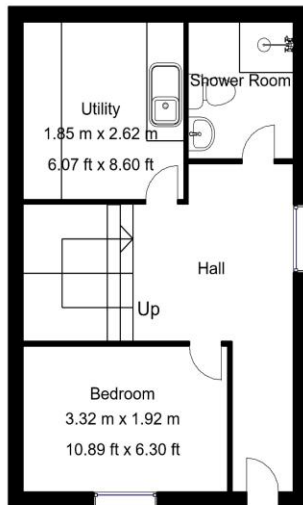


A unique opportunity to acquire a characterful yet modern THREE BEDROOM town house, located in an exclusive canal side development of just six converted mews dwellings. This former warehouse has been transformed into contemporary homes, the largest of which we offer for sale. Set over three storeys and measuring approximately 1098 sq ft., the beautifully presented living accommodation with Airbnb potential briefly comprises of welcoming entrance hall, open plan kitchen lounge diner boasting vaulted ceilings and original exposed eaves, master bedroom, two further bedrooms, one complete with en suite facilities, family bathroom, utility room and an additional ground floor shower room. Accessed via secure electric gates, are two allocated parking spaces. Scenically located on the water's edge near Retford's town centre, the charming property is just a short walk from Retford's conveniences, restaurants, bars, recreational facilities, and primary and secondary schools.

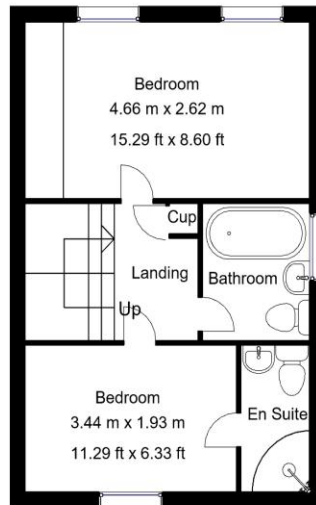
Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



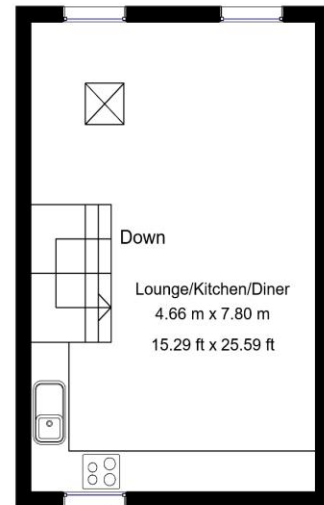
Ground Floor
34 Sq.m/365.88 Sq.ft
Approx



First Floor
34 Sq.m/365.88 Sq.ft
Approx

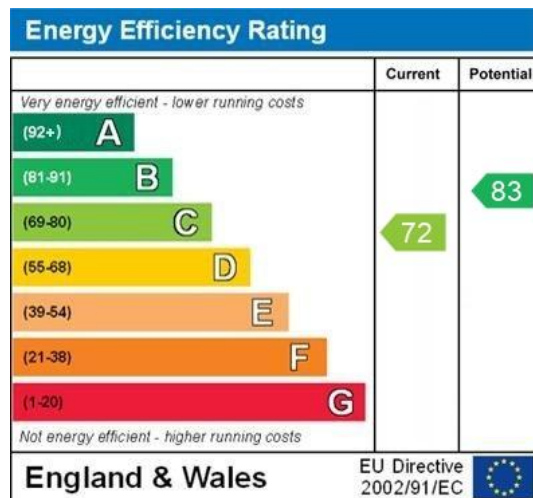


Second Floor
34 Sq.m/365.88 Sq.ft
Approx



AJ Alexander Jacob
estate agents & company

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Tenure & Charges: Freehold- Vacant possession will be given upon completion/ Monthly Maintenance Charge Amount: £45 Per Month/ Maintenance Charge Review Period: Annually

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.