

Buy. Sell. Rent. Let.



Grange Avenue, Doncaster. DN10 4EL



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When it comes to
property it must be


lovelle



£170,000

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Key Features

- THREE BEDROOMS
- SEMI DETACHED
- KITCHEN/DINER
- CONSERVATORY
- COUNCIL TAX BAND A
- CALL NOW TO VIEW
- EPC rating E
- Tenure: Freehold



THREE BEDROOMS / SEMI DETACHED / CONSERVATORY / GARAGE / KITCHEN/DINER / COUNCIL TAX BAND A / CALL NOW TO VIEW /

ENTRANCE

Enter via UPVC door into entrance with stairs to first floor accommodation and door to lounge.

LOUNGE

4.95m x 3.83m (16'2" x 12'7")

Fitted carpet, radiator, gas fire with surround and door to kitchen diner.

KITCHEN/DINER

4.44m x 3.03m (14'7" x 9'11")

Fitted kitchen comprising of; wall and base units, stainless steel sink, part tiled walls, gas hob, electric oven, extractor fan over, radiator, door to utility room and conservatory.

UTILITY ROOM

1.37m x 1.30m (4'6" x 4'4")

Space for white goods, under stairs storage, window to side aspect and door to WC.

CONSERVATORY

2.01m x 3.29m (6'7" x 10'10")

Laminate flooring, single door to the rear garden

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

3.35m x 3.82m (11'0" x 12'6")

Fitted carpet, radiator, and window to the front aspect.

BEDROOM TWO

3.07m x 3.46m (10'1" x 11'5")

Fitted carpet, radiator, storage cupboard and window to rear aspect.

BEDROOM THREE

2.92m x 2.50m (9'7" x 8'2")

Fitted carpet, radiator, over stairs storage cupboard, and window to front aspect.

WET ROOM

2.38m x 1.67m (7'10" x 5'6")

Fitted three piece suite comprising of; electric shower, radiator, WC, hand wash basin, tiled walls and window to rear aspect.

OUTSIDE

To the front of the property is off road parking, lawn, gated access to rear garden, path to front door.

To the rear of the property is lawn, block paving, Astro turf and access to garage.

GARAGE

Up and over door, power and lighting.

TENURE

The tenure of this property is Freehold.

SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

LOCAL AUTHORITY

This property falls within the geographical area of Bassetlaw District Council - 01909 533533.
<https://www.bassetlaw.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01427 614018.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation.

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE/SOLICITORS

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

ENERGY PERFORMANCE CERTIFICATE

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

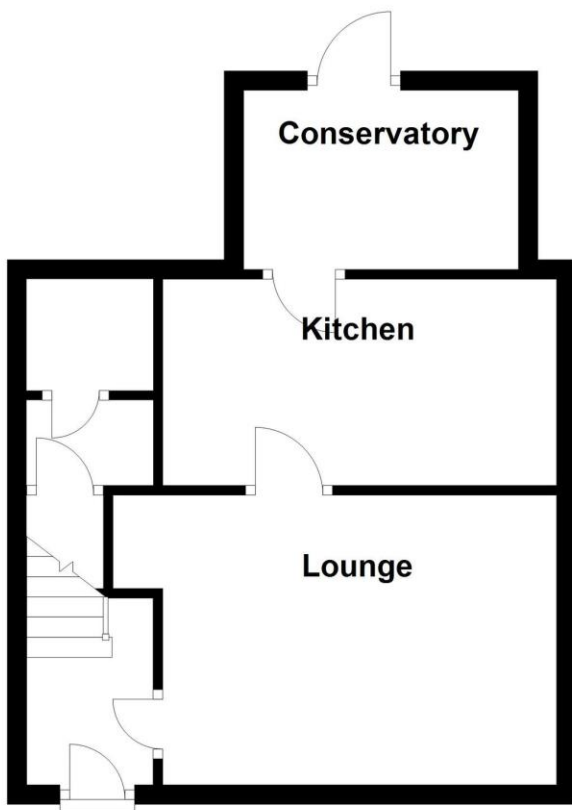
AGENTS NOTES

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:

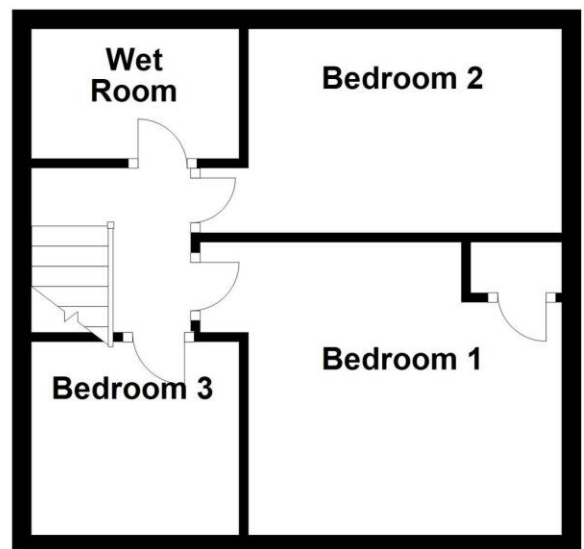
They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Ground Floor



First Floor



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property it must be


lovelle

01427614018

gainsborough@lovelle.co.uk