

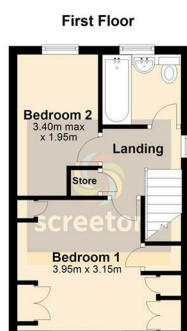
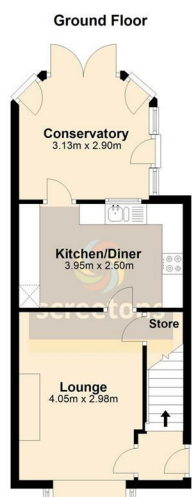


## 2 Charles Court Thorne DN8 4LD

Offers Around £125,000

**FREEHOLD**

SOLD BEFORE MARKETING - More properties wanted contact the Thorne branch.



- MODERN TWO BEDROOM END TOWNHOUSE • Entrance lobby, Lounge • Fitted kitchen/diner • UPVC conservatory

## SIDE ENTRANCE LOBBY

Side UPVC double glazed entrance door. Staircase leading to the first floor. Door into the lounge.

## LOUNGE

13'3" x 9'9"

Front UPVC double glazed bow window. Stone effect fireplace and hearth to a coal effect gas fire. Oak flooring. Radiator.

Useful understairs storage cupboard. Door into the kitchen/diner.

## KITCHEN/DINER

12'11" x 8'2"

Rear facing UPVC double glazed window and rear glazed door leading into the conservatory. Fitted with a range of white wall and base units with granite effect laminate worksurfaces which extend into a breakfast bar. Inset one and a half bowl stainless steel sink with pull down spray hose tap with splash back tiling. Integrated oven, four ring gas hob and extractor hood above. Space and plumbing for washing machine and space for fridge freezer. Tiled floor. Radiator.

## CONSERVATORY

10'3" x 9'6"

Front, side and rear facing UPVC double glazed windows and doors. Tiled floor.

## LANDING

Side facing UPVC double glazed window. Loft access which also houses the wall mounted gas combi central heating boiler. Built-in storage cupboard.

## BEDROOM ONE

12'11" x 10'4"

Minimum dimensions. Front facing UPVC double glazed window. Fitted with a range of built-in wardrobes, drawers and over bed cupboards. Further built-in cupboard over the stairs. Laminate floor. Radiator.

## BEDROOM TWO

11'1" x 6'4"

Rear facing UPVC double glazed window. Radiator.

## BATHROOM

6'2" x 5'6"

Rear facing UPVC double glazed window. Fitted with a modern white suite comprising of a panelled bath with mix tap/shower attachment, vanity wash hand basin with storage cupboard and concealed cistern w.c. Tiled walls. Tiled effect flooring. Inset ceiling spotlights.

## OUTSIDE

There is a block paved front garden and driveway to the side

- UPVC double glazed • Gas central heating • Modern fitted bathroom • Driveway, Carport and gardens • Small popular residential estate • Extending to approx. 62.3 sq.m

providing off road parking and leading to the carport. Timber double gates gives access to further secure parking if required. The rear garden is paved with timber panelled fencing, flower bed and timber garden shed.

CCTV is fitted and will be left for the new buyer.

**NO UPWARD CHAIN**



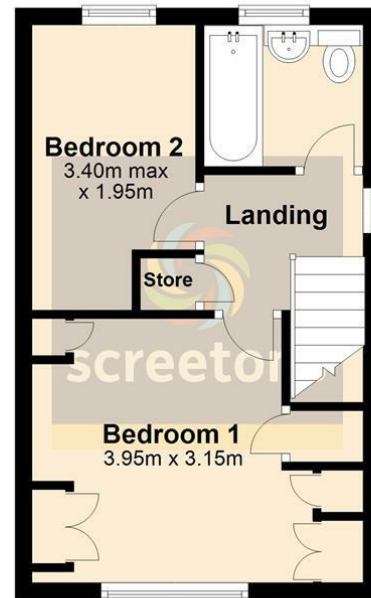
# Additional Information

|                 |   |                     |        |   |          |
|-----------------|---|---------------------|--------|---|----------|
| Local Authority | - | Doncaster           | Tenure | - | Freehold |
| Council Tax     | - | Band A              |        |   |          |
| Viewings        | - | By Appointment Only |        |   |          |

## Ground Floor



## First Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 69      | 77                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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