



## 36 Shakespeare Avenue Campsall, Doncaster, DN6 9NN

Welcome to Shakespeare Avenue, Campsall, Doncaster - a charming location perfect for those seeking a new place to call home. This semi-detached house offers not just a property, but a canvas for your dreams and aspirations. With 2 reception rooms and 3 cosy bedrooms, this house provides ample space for your family to grow and thrive. The open plan kitchen/diner leading to the conservatory is a delightful feature, perfect for entertaining guests or simply enjoying a quiet morning with a cup of tea. Imagine coming home to off-road parking, a convenience that is a luxury in itself. The property's proximity to schools and local amenities makes daily life a breeze, ensuring that everything you need is just a stone's throw away. The enclosed rear garden is a tranquil oasis waiting for your personal touch - a place where children can play freely or where you can unwind after a long day. And the best part? This property comes with no chain, offering you a seamless transition into your new abode.

While this house boasts a non-standard construction and lacks a PCR certificate, it presents a unique opportunity for investors or those looking to create a bespoke living space. With a council tax band A and an EPC rating of 71C, this property is not just a house, but a potential home filled with endless possibilities. Don't miss out on the chance to turn this house into a lovely family home - book a viewing today and let Shakespeare Avenue be the stage for your next chapter.

**£110,000**

# 36 Shakespeare Avenue

Campsall, Doncaster, DN6 9NN



- Great investment opportunity
- Sought after village location
- Modern open plan living
- Cosy Lounge
- 3 bedrooms and complete bathroom.
- A non standard construction with no PRC certificate
- Ample off road parking
- Close to the A1 motorway network
- Walking distance to school
- Council tax band A, EPC C and no chain

Front hallway

Lounge

Kitchen open plan to dining room

Conservatory

Landing

Bedroom one

Bedroom two

Bedroom Three

Bathroom

Front and rear gardens

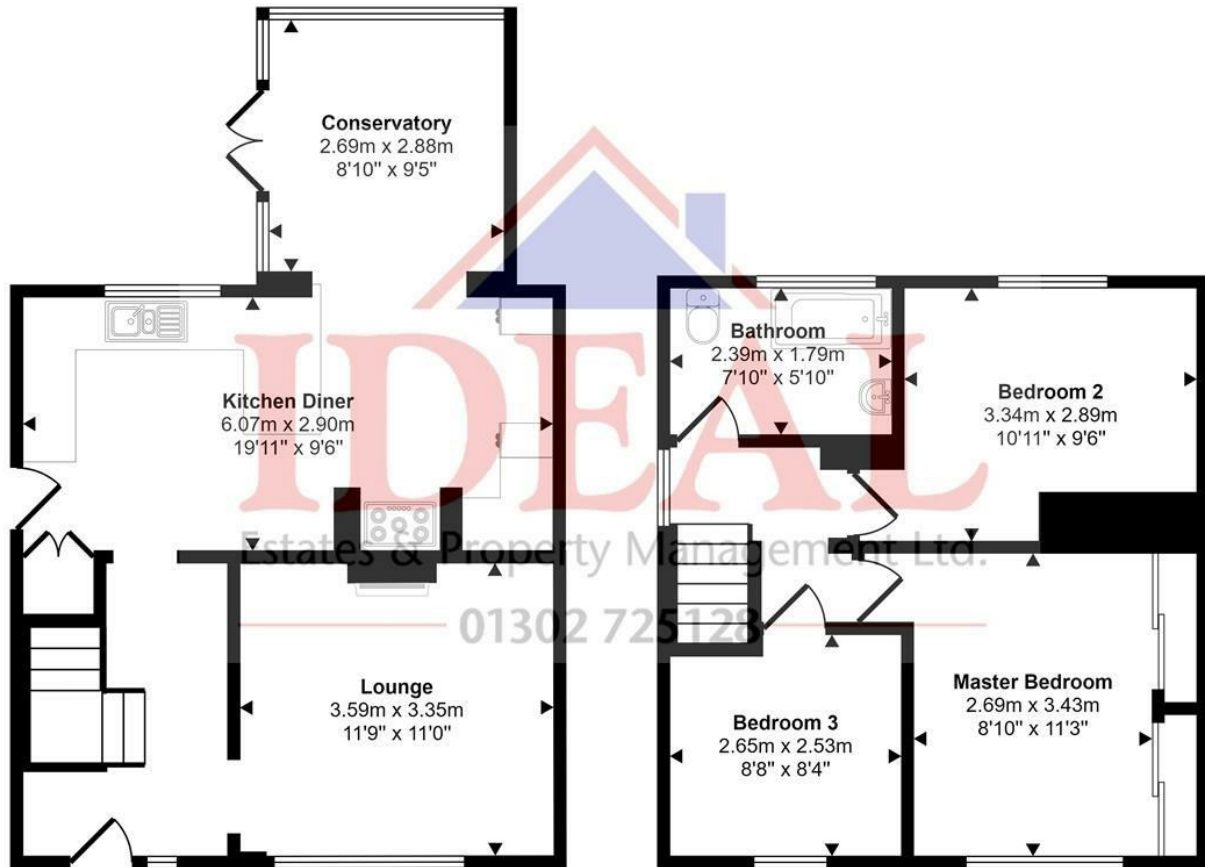


[Directions](#)



# Floor Plan

Approx Gross Internal Area  
86 sq m / 925 sq ft



Ground Floor  
Approx 47 sq m / 510 sq ft

First Floor  
Approx 39 sq m / 415 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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