



## 5 Hampton Road, Dunscroft , Doncaster, DN7 4AG

A fantastic opportunity to acquire this three-bedroom semi-detached home, offering huge potential for those looking to modernise and add value. The property is being sold with no onward chain, ensuring a smooth, hassle-free purchase for both investors and owner-occupiers alike.

Inside, the property features a good-sized lounge and a separate kitchen, providing a practical layout and a great starting point for refurbishment. Upstairs, you'll find three bedrooms along with a family bathroom, all ready for updating to create a comfortable and contemporary living space.

Externally, the home benefits from off-road parking, adding convenience for residents and visitors. With refurbishment required throughout, this property offers the perfect blank canvas for renovation.

**Offers in the region of £80,000**

# 5 Hampton Road, Dunscroft , Doncaster, DN7 4AG



- Three-bedroom semi-detached property
- Sold with no onward chain
- Off-road parking
- EPC rating to follow
- Spacious lounge and separate kitchen
- Refurbishment required
- Good-sized plot with scope for improvement
- Family bathroom located upstairs
- Great investment potential
- Council Tax Band: A

## Hallway

8'0" x 5'9" (2.46 x 1.76 )

## Bathroom

4'4" x 5'2" (1.34 x 1.60)

## Lounge

10'4" x 17'5" (3.17 x 5.33)

## Kitchen

8'11" x 11'6" (2.72 x 3.52)

## Master bedroom

10'5" x 8'9" (3.20 x 2.69 )

## Bedroom 2

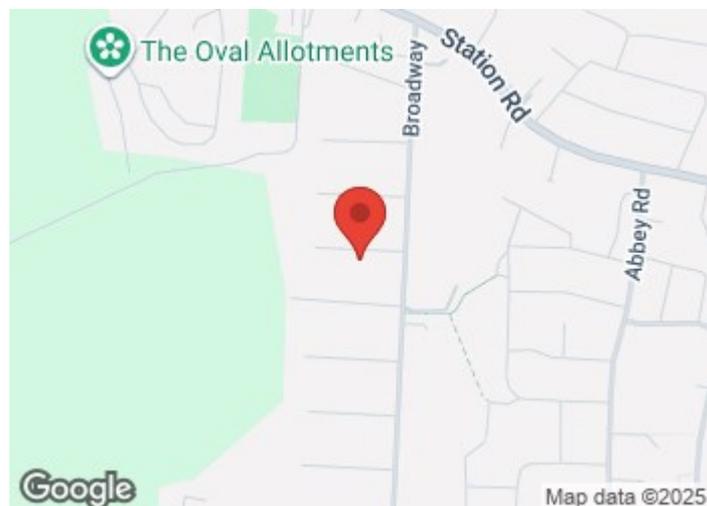
8'5" x 8'1" (2.57 x 2.47 )

## Bedroom 3

7'6" x 8'4" (2.29 x 2.55)

## W/C

2'7" x 5'4" (0.81 x 1.64 )



## Directions

Dunscroft is a small village located in South Yorkshire, England. It is situated approximately 7 miles northeast of Doncaster and has a population of around 4,000 people. The village is surrounded by beautiful countryside and is a popular destination for walkers and cyclists.



# Floor Plan

Approx Gross Internal Area  
65 sq m / 694 sq ft



Ground Floor  
Approx 33 sq m / 350 sq ft

First Floor  
Approx 32 sq m / 344 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81 plus) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(11-20) <b>F</b>
(11-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC