

Malham Close, Bawtry Doncaster DN10 6PL



# welcome to

# Malham Close, Bawtry Doncaster

Available with NO ONWARD CHAIN is this TWO BEDROOM DETACHED BUNGALOW with DRIVEWAY and GARAGE in popular Bawtry. POTENTIAL TO IMPROVE. Viewing is highly recommended.













#### Accommodation

#### Entrance

With a front facing upvc entrance door, storage cupboard housing the combi boiler, radiator and laminate style flooring.

#### Lounge

16' 5" x 12' 2" ( 5.00m x 3.71m ) Having a front facing upvc double glazed window, two central heating radiators and a freestanding electric fire set in a modern surround.

#### Kitchen

9' 1" x 8' 6" ( $2.77m \times 2.59m$ ) Side facing entrance door and double glazed window, stainless steel sink unit and a pantry cupboard. Plumbing for a washing machine, space for a gas cooker and both base and wall units for storage.

#### **Inner Lobby**

Access to all bedrooms and bathroom.

#### Bedroom One

13' 3" x 9' (4.04m x 2.74m) Double Room: Having a rear facing double glazed window, central heating radiator.

#### Bedroom Two

11' 8" x 10' 10" ( 3.56m x 3.30m ) Double Room: With a rear facing double glazed window and a central heating radiator.

#### Bathroom

Three piece suite comprising of a bath, low flush wc and a wash hand basin. Side facing double glazed window, radiator and access to the loft.

#### External

Good sized plot with a lawn and shrubs to the front elevation and driveway leading down the side of the bungalow to the garage. At the rear there is an open aspect with fields beyond, lawned garden with mature shrubs.

#### Garage

16' x 9' 5" (  $4.88m \times 2.87m$  ) Brick built with an up and over door.

#### **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





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## Malham Close, Bawtry Doncaster

- Detached Bungalow
- Cul-de-Sac Location
- Potential to Improve
- Open Views To Rear
- Two Bedroooms

Tenure: Freehold EPC Rating: E

# £240,000



## view this property online williamhbrown.co.uk/Property/BWY107235



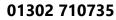


Please note the marker reflects the postcode not the actual property



Property Ref: BWY107235 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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