

Church Walk, Bawtry Doncaster DN10 6JD



welcome to

Church Walk, Bawtry Doncaster

Beautiful one bedroom semi-detached CHARACTER COTTAGE in the heart of Bawtry. Ideal FIRST HOME or BUY TO LET. Viewings highly recommended.













Ground Floor Accommodation

Lounge

18' 1" x 11' max ($5.51m \times 3.35m max$) Spacious main reception room with an open staircase and two useful storage cupboards. Two rear facing double glazed windows, a central heating radiator and spotlights to the ceiling.

Kitchen

10' 11" x 11' 7" (3.33m x 3.53m)

Light and bright kitchen accessed via a front facing main entrance door and fitted with a good range of wall and base units, complimentary worktops and incorporating a butler sink with splash back tiling. Kitchen has space for a fridge/freezer and washing machine plus there is a cooker in situ which the current owners are happy to include in the sale. Front facing double glazed window, two sky lights, tiling with under floor heating, and space for a small table and chairs.

First Floor Accommodation

Bedroom One

11' 8" x 11' (3.56m x 3.35m) Double bedroom having a rear facing double glazed window, central heating radiator, spotlights to the ceiling and loft access.

Bathroom

Bathroom comprising a bath with overhead shower, wc and wash hand basin. Storage cupboard housing the boiler for the property, tiled splash backs, spotlights to the ceiling, heated towel rail, and a side facing double glazed window.

External

The cottage is tucked away behind a walled and gated pedestrian access directly off Church Walk which is shared with the neighbouring property. There is a decked area in front of the cottage offering a lovely seating area to enjoy the sun.





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- Semi-Detached Character Cottage
- Well Presented Throughout
- Conservation Area
- Ideal First Home or Buy To Let
- Tucked Away Position

Tenure: Freehold EPC Rating: C

£155,000







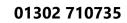


Please note the marker reflects the postcode not the actual property



Property Ref: BWY107204 - 0003 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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