



**Central Drive, Bawtry Doncaster DN10 6PD**

**welcome to**

**Central Drive, Bawtry Doncaster**

Fantastic opportunity to purchase this well presented SEMI-DETACHED HOME. IDEAL for FIRST TIME BUYERS, FAMILIES and BTL Investors. Front and rear GARDENS, OFF STREET PARKING and TWO DOUBLE BEDROOMS. Must be viewed to appreciate the accommodation on offer.



## Ground Floor Accommodation

### Entrance Lobby

Having an entrance door and central heating radiator.

### Lounge

13' 3" plus recess x 12' 5" ( 4.04m plus recess x 3.78m )  
Main reception room having a wall mounted electric fire, front facing double glazed window and a central heating radiator.

### Kitchen

14' 11" x 9' 9" ( 4.55m x 2.97m )  
This breakfast kitchen is fitted with a range of units incorporating a built-in oven and hob with extractor fan overhead and a stainless steel inset sink and drainer. Having two central heating radiators, two rear facing double glazed windows, tiled flooring and a useful understairs cupboard.

### Rear Entrance Lobby

Having a double glazed entrance door, central heating radiator and a side facing double glazed window.

## First Floor Accommodation

### Landing

Having loft access

### Bedroom One

14' 11" max x 12' 6" ( 4.55m max x 3.81m )  
Double bedroom having a built in cupboard housing the boiler, a front facing double glazed window and a central heating radiator.

### Bedroom Two

9' 11" x 9' 9" ( 3.02m x 2.97m )  
Second double bedroom having a rear facing double glazed window with obscure glass and a central heating radiator.

### Bathroom

Main family bathroom fitted with a bath, wash hand basin and wc. Having part tiled walls, a rear facing double glazed window with obscure glass and a central heating radiator.

## External

Situated to a generous size plot with front and rear gardens, off road parking for several cars and single garage.

### Garage

19' 11" x 10' max ( 6.07m x 3.05m max )  
Good size single garage with up and over door.



**view this property online** [williamhbrown.co.uk/Property/BWY107287](http://williamhbrown.co.uk/Property/BWY107287)



welcome to

## Central Drive, Bawtry Doncaster

- Semi-Detached Home
- Two Double Bedrooms
- Popular Area
- Council Tax Band A
- Front and Rear Gardens

Tenure: Freehold EPC Rating: D

offers in the region of

**£155,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWY107287](http://williamhbrown.co.uk/Property/BWY107287)



Property Ref:  
BWY107287 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01302 710735**



[Bawtry@williamhbrown.co.uk](mailto:Bawtry@williamhbrown.co.uk)



38 High Street, Bawtry, DONCASTER, South Yorkshire, DN10 6JE



[williamhbrown.co.uk](http://williamhbrown.co.uk)