




william
h brown
for sale
Bawtry
01302 710735
williambrown.co.uk

Selston Close, Bircotes DONCASTER DN11 8FY


william
h brown

welcome to

Selston Close, Bircotes DONCASTER

Modern THREE BEDROOM Semi Detached home situated on a 'no through' road with a lovely open aspect to the front. Benefiting from PARKING, FRONT and REAR GARDENS and a variety of AMENITIES close by.



Ground Floor Accommodation

Entrance Hall

Welcoming entrance hall having a central heating radiator.

Cloakroom

Cloakroom fitted with a wash hand basin and wc. Front facing double glazed window with obscure glass and a central heating radiator.

Lounge

15' incl stairs x 14' 6" (4.57m incl stairs x 4.42m)
Spacious main reception room having a front facing double glazed window and a central heating radiator.

Kitchen

14' 11" x 9' 4" (4.55m x 2.84m)
Kitchen fitted with a range of wall and base units, complimentary worktops and inset sink with drainer. Benefiting from integrated fridge freezer, gas hob and electric oven plus space for dishwasher. Rear facing double glazed window, wall mounted boiler in cupboard, French doors to the garden, downlights to the ceiling and a central heating radiator.

First Floor Accommodation

Landing

Landing having a central heating radiator and a storage cupboard.

Bedroom One

12' 5" x 8' 7" (3.78m x 2.62m)
Bedroom having a front facing double glazed window and a central heating radiator.

Bedroom Two

11' 6" x 8' 1" + recess (3.51m x 2.46m + recess)
Bedroom having a rear facing double glazed window and a central heating radiator.

Bedroom Three

9' 9" x 6' 10" (2.97m x 2.08m)
Bedroom having a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a bath with an overhead shower, wash hand basin and wc. Fully tiled walls, a central heating radiator, a rear facing double glazed window with obscure glass and downlights to the ceiling.

External

Outside there is off road parking for two cars to the front elevation with garden area to the side. Pedestrian access is available to the rear garden which is fenced and enclosed and mainly laid to lawn with the addition of a good size timber constructed outbuilding.

Agents Note

We are advised by the vendor an annual service charge is payable for the upkeep of communal areas. This is currently at £150.00 plus vat.



view this property online williamhbrown.co.uk/Property/BWY107494



welcome to

Selston Close, Bircotes DONCASTER

- Well Presented House
- Envious Position
- Popular Location
- Parking for Two Cars
- Three Bedrooms

Tenure: Freehold EPC Rating: B

offers in the region of

£210,000



view this property online [williamhbrown.co.uk/Property/BWY107494](https://www.williamhbrown.co.uk/Property/BWY107494)

Please note the marker reflects the postcode not the actual property



Property Ref:
BWY107494 - 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



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)