





## welcome to

# **Church Street, Bawtry Doncaster**

BEAUTIFUL CHARACTER COTTAGE on sought after CHURCH STREET in the POPULAR market town of BAWTRY. Having THREE BEDROOMS, OFF STREET PARKING and NO CHAIN. Ideal first time purchase or buy to let. Early viewing recommended.













#### **Ground Floor Accommodation**

### Lounge

18' 7" max x 15' 8" ( 5.66m max x 4.78m ) Spacious main reception room housing the stairs to the first floor landing and having a front facing window overlooking St. Nicholas church. Main entrance door, coving to the ceiling and two central heating radiators.

#### Kitchen

13' x 9' 1" + recess ( 3.96m x 2.77m + recess )
Open to the dining area and fitted with a variety of wall and base units with worktop above incorporating a breakfast bar. Benefiting from an integrated oven and hob plus having space for a washing machine and fridge freezer. Rear facing double glazed window, coving to the ceiling, central heating radiator and rear entrance door.

## **Dining Area**

9' 9" x 8' 11" Max ( 2.97m x 2.72m Max )

Dining room having coving to the ceiling, rear facing double glazed window and a central heating radiator.

#### **First Floor Accommodation**

### Landing

Landing giving access to all first floor rooms and having a central heating radiator.

#### **Bedroom One**

14' 1" x 9' 1" ( 4.29m x 2.77m )

Double bedroom having a central heating radiator and a rear facing double glazed window.

#### **Bedroom Two**

11' 9" x 7' 3" + recess ( 3.58m x 2.21m + recess ) Good size bedroom having a front facing double glazed window and a central heating radiator.

#### **Bedroom Three**

11' 9" x 6' extending to 9' 6" (  $3.58m \times 1.83m$  extending to 2.90m )

Single bedroom having a front facing double glazed window, central heating radiator, cupboard and loft access.

#### **Bathroom**

Family bathroom fitted with a bath with overhead electric shower, wc and wash hand basin. Rear facing double glazed window with obscure glass, cupboard, part tiled walls and coving to the ceiling.

#### External

Pretty open courtyard to the rear with a gravelled driveway providing shared access to off road parking for three cottages. The courtyard is walled and low maintenance and offers space for a table and chairs directly behind the cottage.





## welcome to

## **Church Street, Bawtry Doncaster**

- **Beautiful Character Cottage**
- Conservation Area
- Vacant Property with No Onward Chain
- Off Street Parking
- Desirable Location

Tenure: Freehold EPC Rating: C

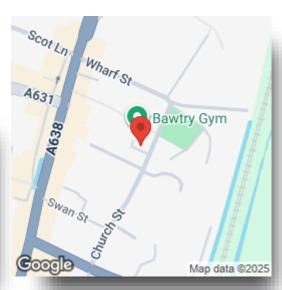
Council Tax Band: C

# £215,000









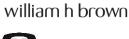
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107499



Property Ref: BWY107499 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



01302 710735



Bawtry@williamhbrown.co.uk



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



williamhbrown.co.uk

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.