



Church Street, Bawtry Doncaster DN10 6HX

welcome to

Church Street, Bawtry Doncaster

CHARACTER PROPERTY on sought after CHURCH STREET in the POPULAR MARKET TOWN OF BAWTRY! Having TWO DOUBLE BEDROOMS and an ENCLOSED REAR GARDEN, this property would be perfect for first time buyers/buy to let investors!



Ground Floor Accommodation

Lounge

15' 3" x 10' 11" (4.65m x 3.33m)

Entered via a front facing composite style door, the lounge has a front facing double glazed window and a central heating radiator. Laminate style flooring and an archway leading into the dining kitchen.

Breakfast Kitchen

10' 10" x 10' 8" (3.30m x 3.25m)

Having a range of wall and base units incorporating a one and a half sink unit, the boiler for the property is wall mounted within the kitchen and there is space for both an undercounter fridge and an electric cooker, plumbing for a washer.

Rear facing double glazed window and a rear facing door leading out into the garden.

First Floor Accommodation

Landing

Having a rear facing double glazed window, the landing provides access to the loft for the property.

Bedroom One

12' 3" upto wardrobes x 10' 10" (3.73m upto wardrobes x 3.30m)

Double bedroom having two front facing double glazed windows and a central heating radiator, Spotlights to the ceiling, fitted wardrobes to one wall with sliding doors.

Bedroom Two

10' 10" max x 6' 8" max (3.30m max x 2.03m max)

Having a rear facing double glazed window and a central heating radiator.

Bathroom

Offering a bath with an electric shower overhead, low flush w/c and a wash hand basin. Recessed lights to the ceiling and a central heating radiator.

External

Externally the property has a lawned garden which is walled and provides gated pedestrian access down the side of the property.

Agents Note

We are aware of a discrepancy relating to the postcode of the property contained within the EPC, we can however confirm the property inspected is correct.

For information on the planning for the plot opposite, go to the Doncaster Council planning portal and insert the reference - 22/01638/Fulm



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Church Street, Bawtry Doncaster

- No Chain & Vacant Possession
- Central Bawtry Location
- Lounge, Kitchen & Two Bedrooms
- Double Glazing/Gas Central Heating
- Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108015 - 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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