



**Victoria Road, Edlington Doncaster**



**welcome to**

**Victoria Road, Edlington Doncaster**

Situated in this popular location of Edlington on a corner plot position and excellent transport links and local amenities is this two bedroom end terraced property. Perfect for a first time buyer or investor!



### **Lounge**

16' 6" x 13' 3" ( 5.03m x 4.04m )

Accessed through a front facing UPVC door. There is a central heating radiator, a feature fireplace as the focal point of the room. laminate flooring, dado rail and stairs which rise to the first floor landing. With front and rear facing double glazed windows.

### **Kitchen**

9' 3" x 5' 10" ( 2.82m x 1.78m )

Fitted with wall and base units with coordinating work surfaces housing the stainless steel bowl and a half sink and drainer. The kitchen has space for a free standing cooker, under counter space for a fridge and plumbing for a washing machine. There is vinyl flooring, a side facing double glazed window and access through to the rear porch.

### **Rear Porch**

There is a dado rail, laminate flooring and access through to the ground floor bathroom. With a side facing exterior door which gives access to the rear garden.

### **Bathroom**

Fitted with as WC, a wash hand basin and bath with shower over. There is partial tiling to the walls, an extractor fan, a central heating radiator and a side facing obscure double glazed window.

### **First Floor Landing**

#### **Bedroom One**

13' 2" max x 6' 2" max ( 4.01m max x 1.88m max )

With two front facing double glazed windows, a central heating radiator and laminate flooring.

#### **Bedroom Two**

10' 3" max x 8' 1" max ( 3.12m max x 2.46m max )

With a rear facing double glazed window, a central heating radiator and laminate flooring. There is useful storage built over the bulk head of the stairs.

### **Outside**

To the front of the property is a lawned garden with brick wall and gate to provide privacy while to the rear of the property is a good sized lawned garden. There is a patio area.



***view this property online*** [williamhbrown.co.uk/Property/DCR122665](http://williamhbrown.co.uk/Property/DCR122665)



welcome to

## Victoria Road, Edlington Doncaster

- PERFECT FOR A FIRST TIME BUYER OR INVESTOR
- TWO BEDROOM END TERRACED PROPERTY
- OFF STREET PARKING TO THE BACK
- GOOD SIZE LOUNGE
- BATHROOM

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

**£80,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR122665](https://williamhbrown.co.uk/Property/DCR122665)



Property Ref:  
DCR122665 - 0006

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 327121**



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



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



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