



Blossom Crescent, Balby Doncaster

welcome to

Blossom Crescent, Balby Doncaster

Situated in this popular location of Balby is this modern three bedroom semi-detached property. This property is ideal for a first time buyer or young family and is on a shared ownership scheme of 45%. Tenure: Leasehold



Entrance Hall

Accessed through a front facing composite door. There is a central heating radiator and stairs which rise to the first floor landing.

Kitchen Diner

18' 1" max x 8' 4" (5.51m max x 2.54m)
Fitted with a range of modern wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with extractor hood above, a single electric oven, plumbing for a washing machine and an integrated fridgefreezer. There is a built in storage cupboard, a cupboard housing the boiler, a central heating radiator, vinyl flooring, downlights to the ceiling, under unit lighting and a front facing double glazed window.

Ground Floor W.C

Fitted with a WC and a wash hand basin with mixer tap. There is splashback tiling, a central heating radiator and vinyl flooring.

Lounge

10' 7" x 14' 8" (3.23m x 4.47m)
With a central heating radiator and rear facing French doors with side sash opening panels which gives access to the landscaped rear garden.

First Floor Landing

With a central heating radiator and access to bedrooms two, three and the family bathroom. A further staircase which gives access to the second floor landing.

Bedroom Two

14' 10" x 12' 8" (4.52m x 3.86m)
A double room which is currently used as a dressing room with two rear facing double glazed windows, a built-in storage cupboard and a central heating radiator.

Bedroom Three

14' 10" x 9' (4.52m x 2.74m)
A double room with two front facing double glazed windows and a central heating radiator.

Bathroom

With a side facing obscure double glazed window. Fitted with a three piece suite comprising of a WC, a wash hand basin with mixer tap and a panelled bath with shower over and screen. There is partial tiling to the walls, a central heating radiator, an extractor fan and vinyl flooring.

Second Floor Landing

With access to bedroom one and loft room storage.

Bedroom One

14' 1" x 11' 7" (4.29m x 3.53m)
With a front facing double glazed dormer window, a central heating radiator and access through to the en-suite shower room.

En-Suite Shower Room

Fitted with a WC, a wash hand basin with mixer tap and a shower cubicle with shower, There is vinyl flooring, splashback tiling, a central heating radiator and a rear facing velux window.

Outside

To the front of the property is a slate feature garden for ease of maintenance with decorative railings whilst to the side is a driveway to provide ample off road parking with a side access gate to the rear garden. To the rear of the property is a generous enclosed lawned garden with slate feature borders and patio area ideal for alfresco dining and entertaining.

Additional Information

The vendor has made us aware that there is a monthly service charge of £12.31.
There is also a payable rent of £264.43 pcm to RMG Group contact the branch for further details.

Agent's Note

This property is currently under shared ownership with 45% ownership by the seller, contact the branch for further details.

Agent's Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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Blossom Crescent, Balby Doncaster

- POPULAR LOCATION
- FABULOUS THREE BEDROOM SEMI-DETACHED PROPERTY
- SHARED OWNERSHIP SCHEME OF 45%
- ACCOMMODATION OVER THREE FLOORS
- GROUND FLOOR W.C

Tenure: Freehold EPC Rating: C

shared ownership

£105,300



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123227 - 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.

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