



Kingsway Close, New Rossington Doncaster

welcome to

Kingsway Close, New Rossington Doncaster

This two bedroom ground floor maisonette with own garden and drive is available with no onward chain ideal for investors or first time buyers. Situated on a cul-de-sac location with close links to local amenities and transport links.



Entrance Hall

With a side facing exterior door and a useful storage cupboard.

Kitchen

10' 10" x 8' (3.30m x 2.44m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob with a cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is a front facing double glazed window, complimentary splashback and area for a table and chairs.

Lounge

16' x 10' 7" (4.88m x 3.23m)

With a front facing double glazed bay window and a central heating radiator.

Bedroom One

13' 5" x 10' 6" max (4.09m x 3.20m max)

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

Bedroom Two

11' 9" x 7' 9" (3.58m x 2.36m)

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

Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is tiling to the walls and a side facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with a driveway to the side providing off road parking. To the rear of the property there is an enclosed lawned garden.

Additional Information

The vendor has made us aware that there is currently a tenant in situ but could move out on completion of sale.



view this property online williamhbrown.co.uk/Property/DCR123545



welcome to

Kingsway Close, New Rossington Doncaster

- TWO BEDROOM GROUND FLOOR MAISONETTE
- OWN GARDEN AND DRIVEWAY
- CUL-DE-SAC LOCATION
- WELL-PRESENTED THROUGHOUT
- BREAKFAST KITCHEN

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 800 years from 30 Mar 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£95,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123545



Property Ref:
DCR123545 - 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 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk