



Oxford Street, New Rossington DONCASTER

welcome to

Oxford Street, New Rossington DONCASTER

This spacious three bedroom mid-terraced family home is situated in this popular location close to a host of local amenities and excellent transport links. The property is perfect for first time buyers and growing families!



Entrance Hall

With a front facing sealed unit door, a central heating radiator and a useful understairs storage cupboard.

Downstairs W.C.

With a side facing obscure double glazed window. Fitted with a low flush WC and partial tiling to the walls.

Lounge

16' 6" x 11' 7" to recess (5.03m x 3.53m to recess)

A spacious lounge with a front facing double glazed bowed window and rear facing patio doors giving access to the rear garden. There is a feature fireplace housing the electric coal effect fire, coving to the ceiling and a central heating radiator.

Dining Room

9' 8" x 14' 3" (2.95m x 4.34m)

With a rear facing double glazed window, a central heating radiator and coving to the ceiling. The dining room is open to the kitchen.

Kitchen

11' 1" x 7' 6" (3.38m x 2.29m)

With rear and side facing double glazed windows and a side facing sealed unit door giving access to the rear garden. Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, an electric oven, plumbing for a washing machine and space for a fridge-freezer. There is complimentary tiling and vinyl flooring.

First Floor Landing

With a front facing double glazed window, access to the loft and a cupboard housing the gas central heating boiler.

Bedroom One

12' 11" x 8' 11" to wardrobes (3.94m x 2.72m to wardrobes)

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space. There is the bulk head for the stairs.

Bedroom Two

11' 7" to recess x 8' 3" (3.53m to recess x 2.51m)

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

Bedroom Three

11' 7" x 8' 1" (3.53m x 2.46m)

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

Bathroom

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin, a panelled bath and a separate shower cubicle with shower. There is tiling to the walls, a central heating radiator and vinyl flooring.

Outside

To the front of the property there is an enclosed lawned garden with gate and a shared footpath. To the rear of the property there is a good sized enclosed lawned garden with patio, a garden shed, green house and mature trees and plants.

Agent's Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



view this property online williamhbrown.co.uk/Property/DCR123665



welcome to

Oxford Street, New Rossington DONCASTER

- POPULAR LOCATION
- GOOD SIZED PLOT
- SPACIOUS ROOM SIZES THROUGHOUT
- LOUNGE AND DINING ROOM
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: Awaited

£150,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/DCR123665



Property Ref:
DCR123665 - 0003

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@williambrown.co.uk



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



williambrown.co.uk