



St. Johns Road, Balby Doncaster

welcome to

St. Johns Road, Balby Doncaster

Attention investors! This two bedroom mid-terraced property which is sold with a tenant in situ. The property benefits from an enclosed rear garden and is close to local amenities and transport links.



Lounge

11' 9" x 10' 8" (3.58m x 3.25m)

With a front facing obscure double glazed upvc door and a front facing double glazed window. There is a feature fireplace, a central heating radiator and a built-in storage cupboard.

Inner Hall

With stairs which rise to the first floor landing.

Dining Room

12' 7" x 11' 9" (3.84m x 3.58m)

With a rear facing double glazed window, a feature fireplace, decorative dado rail and a door to the cellar.

Cellar

Ideal for storage space.

Kitchen

8' 11" x 6' 10" (2.72m x 2.08m)

With rear and side facing double glazed windows and side facing upvc door. Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has a four ring gas hob with extractor above, an electric oven and under counter space and plumbing for a washing machine. There is splashback tiling, vinyl flooring and a central heating radiator.

First Floor Landing

Bedroom One

12' 5" x 11' 9" (3.78m x 3.58m)

With a rear facing double glazed window, a central heating radiator, a built-in storage cupboard and a further built-in storage cupboard housing the boiler. There is access to the bathroom.

Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a bath with shower attachment. There is vinyl flooring and a central heating radiator.

Bedroom Two

11' 8" x 10' 5" (3.56m x 3.17m)

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

Outside

To the front of the property there is an enclosed front garden with garden gate. To the rear of the property there is an enclosed garden with garden shed.



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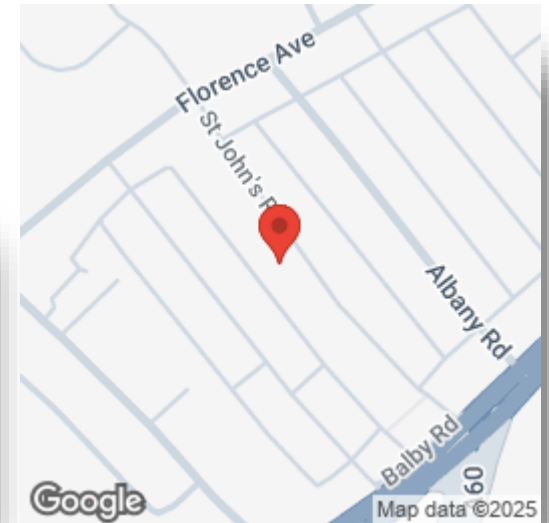
St. Johns Road, Balby Doncaster

- TWO BEDROOM MID-TERRACED HOME
- TWO RECEPTION ROOMS
- IDEAL INVESTMENT OPPORTUNITY
- SOLD WITH TENANT IN SITU
- ENCLOSED GARDENS

Tenure: Freehold EPC Rating: E

offers over

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123765 - 0002

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