

Field Gate, Rossington Doncaster



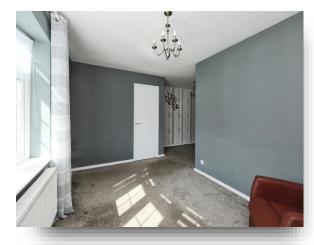
welcome to

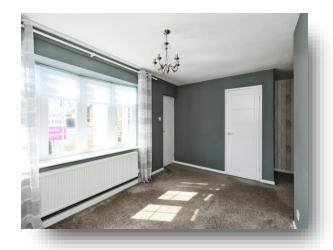
Field Gate, Rossington Doncaster

Situated in the sought after location of Rossington close to local amenities, woodland walks and excellent transport links is this well-presented two bedroom ground floor flat. Benefiting from an enclosed rear garden, off road parking and a garage.













Entrance Porch

With a side facing upvc door and access to the loft.

Lounge Dining Room

18' 8" max x 13' 10" max (5.69m max x 4.22m max) With a front facing double glazed window, a central heating radiator, an ample built-in storage cupboard and a feature electric fireplace.

Kitchen

9' 10" x 7' 1" (3.00m x 2.16m)

With a side facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has a five ring gas hob with extractor above and an integrated fridge, freezer and washing machine. There is tiled splashback, a wall mounted boiler, a central heating radiator and tiled flooring.

Bedroom One

11' 6" \times 8' 8" ($3.51m \times 2.64m$) With a rear facing double glazed window and a central heating radiator.

Bedroom Two

6' 9" x 6' 1" (2.06m x 1.85m) 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 a central heating radiator and a side facing obscure double glazed window.

Outside

To the front of the property there are well-maintained communal gardens with integral built-in store. To the rear of the property there is a lawn with off road parking and garage.

Garage

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.





welcome to

Field Gate, Rossington Doncaster

- NO ONWARD CHAIN
- GROUND FLOOR FLAT
- LOUNGE DINING ROOM
- KITCHEN
- TWO BEDROOMS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 1981 Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR124202



Property Ref: DCR124202 - 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.





01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk