

**Ansult Court, Bentley Doncaster** 

## welcome to

# **Ansult Court, Bentley Doncaster**

This spacious two bedroom end townhouse is situated on a corner plot tucked away on a cul-de-sac and benefits from a kitchen diner, spacious lounge, a generous rear garden and allocated parking area. Close to local amenities, schools and transport links.













#### **Entrance**

With a front facing exterior door with outer porch canopy providing shelter, a tiled floor, stairs which rise to the first floor landing, a central heating radiator and access through to the lounge.

#### Lounge

13' 7" x 12' 7" ( 4.14m x 3.84m )

With a front facing double glazed window, laminate flooring, a central heating radiator and access through to the kitchen diner.

#### **Kitchen Diner**

12' 7" x 9' 9" ( 3.84m x 2.97m )

Fitted with a range of wall and base units with coordinating work surfaces which incorporates the sink and drainer. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, space for a fridge-freezer and plumbing for a washing machine. There are spotlights to the ceiling, a wall mounted boiler, tiled splashback and area for a dining table and chairs. There is a rear facing double glazed window and a rear facing door.

### **First Floor Landing**

With laminate flooring and a loft hatch.

#### **Bedroom One**

12' 7" Max x 9' 5" ( 3.84m Max x 2.87m )

With a front facing double glazed window, laminate flooring, a central heating radiator and fitted wardrobes.

#### **Bedroom Two**

12' 8" x 8' 4" ( 3.86m x 2.54m )

With a rear facing double glazed window providing an elevated view towards the rear garden and a central heating radiator.

### **Family Bathroom**

Fitted with a low flush WC, a hand wash basin on a vanity unit with mixer tap and a paneled bath with screen and electric shower over. There is tiling to the walls and floor, a central heating radiator and a side facing obscure double glazed window.

#### Outside

Tucked away on a cul-de-sac location on a generous corner plot position. To the front of the property there is a paved landscaped garden for ease of maintenance with fencing to the perimeter and a side gate with path which provides access to the front entrance. To the side of the property there is a dropped curb to an additional side parking area with a side gate and fencing to the perimeter which provides additional access to the rear garden. To the rear of the property there is an Indian stone patio area with gravel section, lawned area, an outside tap, a garden shed with power and a pergola providing sheltered and outdoor entertainment area.





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# **Ansult Court, Bentley Doncaster**

- TWO BEDROOM END TOWNHOUSE
- SPACIOUS CORNER PLOT ON A CUL-DE-SAC LOCATION
- IDEAL FOR FIRST TIME BUYERS AND FAMILIES
- KITCHEN DINER AND SPACIOUS LOUNGE
- WELL-PRESENTED THROUGHOUT

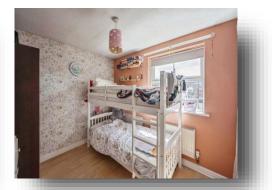
Tenure: Freehold EPC Rating: C

Council Tax Band: A

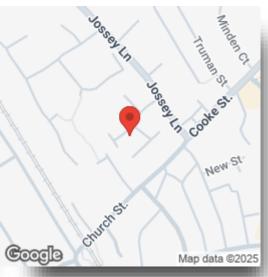
offers in the region of

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR124578



Property Ref: DCR124578 - 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.



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