



**Great Central Avenue, Balby Doncaster**



**welcome to**

**Great Central Avenue, Balby Doncaster**

GUIDE PRICE £80,000-£85,000. Perfect for an investor or first time buyer is this two bedroom mid-terraced property which is located in this popular location of Balby close to local amenities and transport links. The property is currently being rented out with rental potential of £675pcm.



### **Lounge**

12' 4" x 12' ( 3.76m x 3.66m )

Accessed through a front facing exterior door. With a front facing double glazed window and a central heating radiator.

### **Inner Hallway**

With stairs which rise to the first floor landing.

### **Dining Room**

13' 2" x 12' 2" ( 4.01m x 3.71m )

With a rear facing double glazed window, a central heating radiator and access through to the kitchen.

### **Kitchen**

9' x 5' 10" ( 2.74m x 1.78m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric cooker point with cooker hood above, space for a fridge-freezer and plumbing for a washing machine. There is a wall mounted boiler and a side facing double glazed window.

### **Rear Lobby**

There is access through to the ground floor bathroom and a door which gives access to the rear garden.

### **Ground Floor Bathroom**

Fitted with a WC, a wash hand basin and a panelled bath with shower over. There is a central heating radiator and a rear facing obscure double glazed window.

### **First Floor Landing**

#### **Bedroom One**

13' 1" x 12' 1" ( 3.99m x 3.68m )

With a rear facing double glazed window, a central heating radiator and access through to the dressing room.

#### **Dressing Room**

9' x 5' 10" ( 2.74m x 1.78m )

With a rear facing double glazed window.

### **Bedroom Two**

12' 3" x 12' ( 3.73m x 3.66m )

With a front facing double glazed window, a central heating radiator and useful built-in storage.

### **Outside**

To the rear of the property is an enclosed courtyard style garden with a gate which gives access to the rear service lane.



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## Great Central Avenue, Balby Doncaster

- GUIDE PRICE £80,000-£85,000
- TWO DOUBLE BEDROOM MID TERRACED PROPERTY
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- POPULAR LOCATION
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£80,000-£85,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR124272 - 0004

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