



Christ Church Road, Doncaster

welcome to

Christ Church Road,Doncaster

GUIDE PRICE £300,000-£325,000 A fantastic opportunity to purchase an eight bedroom HMO with accommodation arranged over three floors and located within close proximity of a range of local amenities, Doncaster town centre and a range of transport links.



Bedroom One

15' 8" x 14' 5" (4.78m x 4.39m)

With a front facing double glazed bay window, a gas fire and laminate flooring. The room has a kitchen area with a range of wall and base units housing the four ring gas hob with extractor fan above.

Bedroom Two

14' 3" x 12' 9" (4.34m x 3.89m)

A good sized room with a side facing double glazed window, a wall mounted gas fire and laminate flooring. The room has a fitted corner kitchen with a four ring gas hob, a extractor hood, a integrated oven and space for white goods.

Rear Lobby

With a side facing sealed unit door, tiled flooring, plumbing for a washing machine and a cupboard which houses the gas central heating boiler.

Wet Room

Fitted with a modern suite which comprised of a wash hand basin, a low flush WC, a walk in shower cubical with shower and a chrome heated towel rail.

Bedroom Three

12' 1" x 8' 7" (3.68m x 2.62m)

A private entrance hall gives access to this bedroom where there is a kitchen area fitted with wall and base units and a four ring gas hob. The rooms leads to the separate kitchen dining area.

Kitchen Dining Area

10' 9" x 9' 8" (3.28m x 2.95m)

Situated off bedroom three there are rear facing double glazed patio doors leading onto the rear garden.

Bathroom

Fitted with a panelled bath, a wash hand basin, a low flush WC, a chrome heated towel rail and a extractor fan.

Shower Room

Fitted with a shower cubical with shower, a wash

hand basin, a low flush WC, a chrome heated towel rail and a extractor fan.

Bedroom Four

19' 11" x 13' 9" (6.07m x 4.19m)

With a front facing double glazed window, kitchen wall and base units housing the four ring gas hob, a integrated oven, a extractor fan, ample space for white goods and a central heating radiator.

Bedroom Five

14' 3" x 13' (4.34m x 3.96m)

With a double glazed window, a gas fire place, a kitchen area with wall and base units housing space for appliances.

Bedroom Six

18' 7" x 12' 1" (5.66m x 3.68m)

A good sized open plan room with two double glazed windows and a fire place with gas inset fire. There are kitchen wall and base units with coordinating work surfaces incorporating the gas hob with extractor above. The room hosts space for a sitting area.

Bedroom Seven

17' 9" x 12' (5.41m x 3.66m)

With two velux double glazed windows and a kitchen area with wall and base units housing the hob with extractor above, an integrated oven and space for a fridge freezer.

Bedroom Eight

20' x 19' (6.10m x 5.79m)

With two double glazed velux windows, a gas fire and separate kitchen area. The kitchen area is fitted with a range of wall and base units housing the gas hob with extractor above, a integrated oven, space for a fridge freezer and access to the WC.

Wc

Fitted with a WC and a wash hand basin.

Outside

To the front of the property is a front four court and

to the rear is an enclosed hard landscape garden with lawn sections.



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Christ Church Road, Doncaster

- GUIDE PRICE £300,000-£325,000
- IDEAL INVESTMENT OPPORTUNITY
- EIGHT BEDROOM HMO
- SITUATED OVER MULTIPLE FLOORS
- SPACIOUS ROOM SIZES

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£300,000-£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125374 - 0002

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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@williamhbrown.co.uk



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



williamhbrown.co.uk