



Burgundy Road, Balby Doncaster

welcome to

Burgundy Road, Balby Doncaster

GUIDE PRICE £190,000-£200,000. This fabulous three bedroom semi-detached home is ideal for first time buyers and growing families. The property is presented to a high standard throughout and placed close to local amenities and excellent transport links.



Entrance Hall

With a front facing composite door with canopy, a central heating radiator and karndean flooring.

Lounge

15' 7" x 11' 6" (4.75m x 3.51m)

An attractively decorated spacious lounge with rear facing double glazed patio doors giving access to the rear garden, karndean flooring and a central heating radiator.

Dining Kitchen

17' 11" max x 12' 5" (5.46m max x 3.78m)

With a front facing double glazed window. Fitted with a modern range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with glass splashback and extractor hood above, an electric oven and an integrated fridge-freezer, washing machine and dishwasher. There is a combination boiler, a central heating radiator, an understairs storage cupboard, downlights to the ceiling, karndean flooring and access to the downstairs WC.

Downstairs W.C.

Fitted with a WC, a wash hand basin with mixer tap and splashback tiling. There is a central heating radiator, karndean flooring and a side facing obscure double glazed window.

First Floor Landing

From the entrance hall stairs rise to the first floor landing which has access to the loft, a central heating radiator and a useful storage cupboard.

Bedroom One

15' 7" x 9' (4.75m x 2.74m)

With a front facing double glazed window, a cupboard over the bulk head for the stairs and a central heating radiator.

Bedroom Two

13' 1" x 8' 3" (3.99m x 2.51m)

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

Bedroom Three

9' 5" x 6' 1" (2.87m x 1.85m)

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

Bathroom

With a side facing obscure double glazed window. Fitted with a low level WC, a wash hand basin with mixer tap and a panelled bath with shower over and screen. There is partial tiling to the walls, downlights to the ceiling, tiled flooring and a central heating radiator.

Outside

To the front of the property there are slate feature areas with shrubs and hedging whilst to the side there is a driveway providing off road parking for two cars. To the rear of the property there is a well-presented enclosed lawned garden with paved patio area and a further decked area with pergola. There are shrubs, plants and trees to the borders and a garden shed.



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Burgundy Road, Balby Doncaster

- GUIDE PRICE £190,000-£200,000
- ATTRACTIVE LOUNGE WITH PATIO DOORS TO REAR GARDEN
- MODERN AND SPACIOUS DINING KITCHEN WITH INTEGRATED APPLIANCES
- THREE GOOD SIZED BEDROOMS
- ENCLOSED WELL-PRESENTED REAR GARDEN

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 192.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£190,000-£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125470 - 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.



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