



Don Street, Town Doncaster

welcome to

Don Street, Town Doncaster

Ideal investment opportunity. This two bedroom mid-terrace property is offered with no onward chain and boasts ample living accommodation throughout, perfectly positioned close to a selection of schools, transport links and amenities. A promising addition to any property portfolio!



Lounge

12' 2" x 10' 11" (3.71m x 3.33m)

With a front facing sealed unit door, a front facing double glazed bay window, a chimney breast and gas central heating radiator.

Dining Room

11' 2" Max x 12' 1" Into Recess (3.40m Max x 3.68m Into Recess)

With a central heating radiator, a chimney breast and rear facing window. A door gives access to the cellar.

Kitchen

8' 2" x 6' 9" Max (2.49m x 2.06m Max)

With a side facing external door, a rear facing double glazed window and a wall mounted boiler. There is a range of kitchen wall and base units with work surfaces beneath which is plumbing for a washing machine. There oven and grill with extractor hood above, space for white goods and a central heating radiator.

First Floor Landing

Bedroom One

12' 1" x 11' (3.68m x 3.35m)

With a central heating radiator, a chimney breast, a storage cupboard and a front facing double glazed window.

Bedroom Two

12' 3" x 11' 2" (3.73m x 3.40m)

With a chimney breast, a rear facing double glazed window, a central heating radiator and access to the bathroom.

Bathroom

With a rear facing obscured double glazed window, a wash hand basin, a WC, a bathtub and a central heating radiator.

Outside



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welcome to

Don Street, Town Doncaster

- TWO BEDROOM MID-TERRACE
- IDEAL INVESTMENT OPPORTUNITY
- MOMENTS AWAY FROM THE CITY CENTRE
- CLOSE TO A RANGE OF TRANSPORT LINKS AND LOCAL AMENITIES
- REFURBISHMENT OPPORTUNITY

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125537 - 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.

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