HUNTERS®

HERE TO GET *you* THERE

Fulwood Place

Bircotes, Doncaster, DN11 8GD

£170,000

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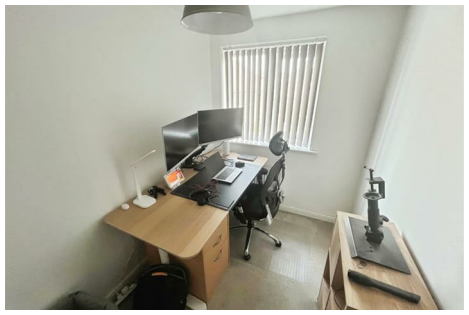
Council Tax: A

12 Fulwood Place

Bircotes, Doncaster, DN11 8GD

£170,000



DESCRIPTION

Briefly the property comprises entrance hall, lounge,kitchen diner and cloakroom to the ground floor whilst upstairs are three bedrooms and bathroom. Outside is an enclosed garden to the rear and off street parking for two vehicles to the side. The property also benefits from gas central heating and double glazing.

Bircotes and Harworth is a conurbation situated four miles to the west of the market town of Bawtry and ten miles south of the city of Doncaster. It has good transport links being only a short drive to the A1 and the motorway network and the east coast mainline runs through Doncaster and Retford. The area has a good level of amenities including a primary school and the Serlby Park Academy. There are a range of shops including Asda and Aldi, a Doctors surgery and leisure centre.

ACCOMMODATION

The property is accessed via a composite door with overhanging porch leading into:

ENTRANCE HALL

5'3" x 7'0" (1.62m x 2.15m)

Providing access to the lounge, stairs rising to the first floor accommodation, coat hanger and radiator.

LOUNGE

10'0" x 16'2" (3.06m x 4.94m)

Wifi connection, windows to the front and side elevations, radiator and door leading into:

KITCHEN DINER

13'6" x 10'9" (4.12m x 3.30m)

Fitted kitchen comprising wall and base units in light grey with complementary worktops, built in oven and four ring gas hob, spaces for washing machine, dishwasher and fridge freezer, vinyl flooring, smoke alarm to ceiling, window to therear elevation, French doors opening to the garden and further door into:

DOWNSTAIRS CLOAKROOM

Matching white suite comprising low level flush w.c., pedestal wash hand basin with tiled splashback, extractor fan, vinyl flooring and radiator.

FIRST FLOOR LANDING

9'5" x 6'0" (2.88m x 1.85m)

Access to the bedrooms and bathroom, loft access and radiator.

BEDROOM ONE

13'7" x 8'2" (4.15m x 2.51m)

TV wall mounting, wall mounted thermostat, two windows to the front elevation and radiator.

BEDROOM TWO

7'3" x 12'4" (2.21m x 3.77m)

Wall mounted TV fitting, window to the rear elevation and radiator.

BEDROOM THREE

6'1" x 9'0" (1.86m x 2.76m)

Currently used as a study with window to the rear elevation and radiator.

BATHROOM

7'2" x 6'0" (2.19m x 1.84m)

Matching white suite comprising panel bath with overhead shower, pedestal wash hand basin with tiled splashback, low level flush w.c., vanity unit, spotlights to ceiling with extractor fan, towel rail, vinyl flooring, window to the side elevation and radiator.

EXTERNALLY

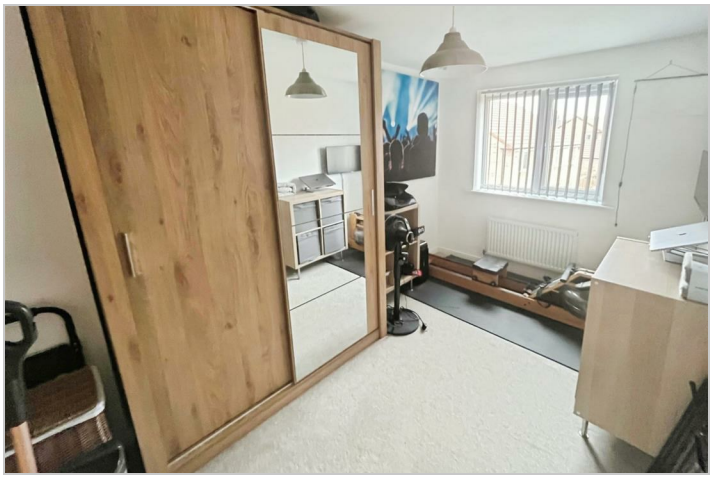
The enclosed fenced rear garden is accessed via a gate to the side and the French doors from the kitchen diner. It is laid mainly to lawn with stone chip area and paving, outside tap, wooden shed, two outside power sockets and light, and two raised beds with trees. To the front is a lawned area with paving and mature shrubs in a bed plus off street parking to the side for two vehicles.

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'A'

TENURE - Freehold

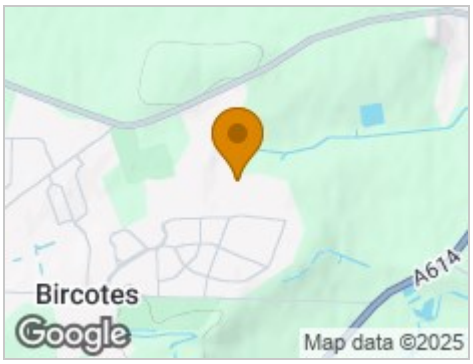
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map

Hybrid Map

Terrain Map



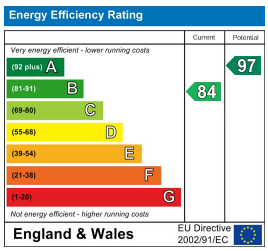
Floor Plan

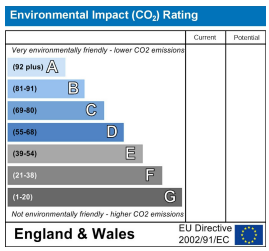
PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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