



**Flat 1 Gardens Lane, Conisbrough Doncaster DN12 3JX**

**welcome to**

## **Flat 1 Gardens Lane, Conisbrough Doncaster**

NO CHAIN 1-bed ground floor flat on Garden Street. Lounge/kitchen, cellar, shower room & rear garden. Ideal for first-time buyers/investors. Well placed for Conisbrough High St, schools, shops & transport links. CALL NOW TO VIEW!

### **Entrance Hallway**

The entrance hallway has a central heating radiator and an entrance door to the front. A separate door leads down to the cellar.

### **Lounge/Kitchen**

18' 11" x 14' 9" into recess ( 5.77m x 4.50m into recess )  
Fitted with a range of wall and base units work-surfaces and an inset sink and drainer unit. Also having an electric oven and a gas hob with a cooker hood above, plumbing for a washing machine, space for a fridge, a wall mounted boiler & central heating radiator. The kitchen also has a UPVC double glazed window and patio doors leading outside.

### **Bedroom One**

11' 1" into recess x 12' 6" ( 3.38m into recess x 3.81m )  
A front facing bedroom which has a central heating radiator and a UPVC double glazed window to the front.

### **Bathroom**

Comprises of a shower cubicle, a W.C & hand wash basin, a central heating radiator and a UPVC double glazed window to the rear.

### **Exterior:**

Garden to the rear.



welcome to

**Flat 1 Gardens Lane,**

**Conisbrough Doncaster**

- 1 bedroom ground floor flat. EPC D. Council Tax A.
- Excellently placed for local amenities, schools, shops & transport links
- Lounge/kitchen, shower room, cellar
- Rear garden
- NO CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£50,000**

**view this property online** [williamhbrown.co.uk/Property/MXB119600](http://williamhbrown.co.uk/Property/MXB119600)



Property Ref:  
MXB119600 - 0002

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