









## welcome to

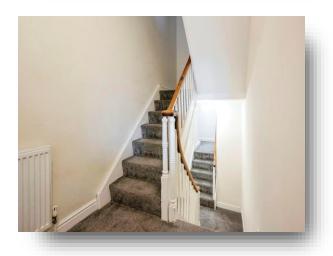
# **Market Place, Thorne Doncaster**

Looking for an investment property or first home in the Thorne centre? Look no further! This great maisonette is positioned in the centre of Thorne sitting across two floors & benefits from large bright lounge, three bedrooms & good sized kitchen/diner. Viewing essential!













#### **Entrance Hall**

Entering into the property there is a front facing composite door leading off of the pathway, a long hallway with stairs rising to first floor.

#### **Kitchen**

10' x 14' 10" ( 3.05m x 4.52m )

The kitchen benefits from fitted wall & base units, linoleum floor covering & a rear facing window & radiator.

## Lounge

16' 1" +RECESS  $\times$  16' (4.90m +RECESS  $\times$  4.88m) The lounge benefits from two front facing windows, carpet floor covering & a centrally heated radiator.

#### **Bedroom One**

14' 11" x 11' 5" ( 4.55m x 3.48m )

Bedroom one is located on the second floor & benefits from a rear facing window, carpet floor covering & centrally heated radiator.

#### **Bedroom Two**

16' 2" x 8' 10" ( 4.93m x 2.69m )

Bedroom two benefits from a front facing window, carpet floor covering & centrally heated radiator.

## **Bedroom Three**

12' 8" x 8' 1" ( 3.86m x 2.46m )

Bedroom three benefits from a front facing window, carpet floor covering & centrally heated radiator.

### **Bathroom**

The bathroom comprises of a three piece suite with low flush w/c, wash hand basin & bath with shower fitting overhead, linoleum floor covering & centrally heated radiator.





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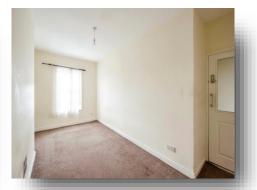
# **Market Place, Thorne Doncaster**

- Offered With No Upward Chain!!
- Freshly Decorated, Recarpeted & New Front Door!!
- **Brilliant Investment Opportunity**
- Close To All Local Amenities/Schools
- Gas Central Heating

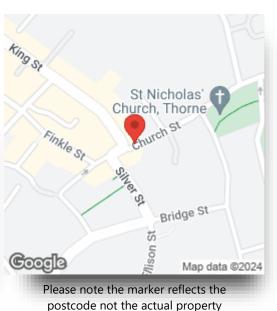
Tenure: Freehold EPC Rating: D

£115,000









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Property Ref: THN104737 - 0008 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 quidance 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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