

**GRICE &
HUNTER**

**Chartered Surveyors
Estate Agents & Valuers
Est 1924**



**8 ST GEORGE'S AVENUE, DUNSVILLE,
DONCASTER, DN7 4DJ**

• A 2 Double Bedroom Detached Bungalow • Large dining Kitchen • Modern Bathroom • Gas Central Heating • Double Glazing • Driveway and Garage • No forward chain •



£200,000



Situated in an old established residential area located just off the A18 and about 5 miles from Doncaster city centre. Convenient for local facilities and only about 3 miles from junction 4 of the M18.

ACCOMMODATION

(all measurements are approx. only)

Ground floor

ENTRANCE PORCH with PVCu double glazed windows and exterior door.

RECEPTION HALL with radiator and laminate flooring.

LOUNGE (about 3.60m x 3.60m) with front facing PVCu double glazed bay window, 2 radiators and decorative fireplace with timber surround and gas fire.

DINING KITCHEN (about 6.25m x 3.58m) **Kitchen area** with base cabinets and work tops to three sides including stainless steel sink. Integral double oven, 4 ring gas hob and plumbing for washer. Tiled floor, timber double glazed window and side door to porch.

Dining area with laminate flooring, radiator, PVCu double glazed window, brick fireplace with gas fire and airing cupboard.

BEDROOM 1 (about 3.60m x 3.55m) with front facing PVCu double glazed bay window and radiator.

BEDROOM 2 (about 4.12m x 2.67m) with radiator and rear facing PVCu double glazed window.

BATHROOM (about 2.70m x 1.86m) being fully tiled to walls and floor, including bath with shower over, w.c. and wash basin. Towel radiator and timber double glazed window.

OUTSIDE

Front garden with gated side driveway.

Detached Brick Garage/Workshop (about 20 square metres).

Enclosed rear garden.

SERVICES (not tested)

Mains water, electricity, drainage and gas. Gas central heating.

COUNCIL TAX

Band B (on-line enquiry)

TENURE

Freehold assumed.

VIEWING

Strictly by prior appointment through Grice & Hunter – 01302 360141.



Ground Floor

Approx. 100.6 sq. metres (1083.0 sq. feet)



Total area: approx. 100.6 sq. metres (1083.0 sq. feet)

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3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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