

**GRICE &
HUNTER**

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



3 Marlborough Avenue, Haxey, DN9 2HL

- Popular style of Detached Bungalow • 2 Double Bedrooms • PVCu Double Glazing •
- Gas Central Heating • Garage with modern roof covering • Manageable gardens •
- Convenient central Haxey location • Modern gutters and fascias •



£205,000 NO CHAIN
to include all carpets and curtains



Situated in the well regarded village of Haxey which includes a good selection of local facilities including Co-op food store, Surgery, Pharmacy, Pubs and Primary School. Haxey lies about 12 miles east of Doncaster and 3 miles south of the small town of Epworth. Motorway access via junction 2 of the M180 is only about 6 miles to the north.

Accommodation (room sizes approx. only)

Front ENTRANCE HALL with PVCu exterior door, built in storage cupboard and covered radiator.

LOUNGE (4.23m x 3.93m) with two radiators, front and side facing windows and fireplace with coal effect fire.

KITCHEN (3.13m x 2.98m) including fitted units comprising base and wall cabinets, single drainer sink, integrated oven/hob and larder unit. Plumbing for automatic washer, space for fridge, gas central heating boiler and radiator. Tile flooring, side facing window and PVCu exterior door.

BEDROOM 1 (4.23m x 3.08m) with radiator, rear outlook and built in wardrobes.

BEDROOM 2 (3.80m x 2.72m) with radiator and rear outlook.

SHOWER ROOM (2.70m x 1.63m) being fully tiled to walls and including shower cubicle, wc and wash basin. Towel radiator and tile flooring.

OUTSIDE

Front garden with pedestrian access to side entrance, Block paved driveway to main entrance and the attached single **GARAGE** (5.0m x 2.4m) having a modern flat roof covering and access to the rear garden.

Enclosed rear garden

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.
- New boiler in 2022

LOCAL AUTHORITY

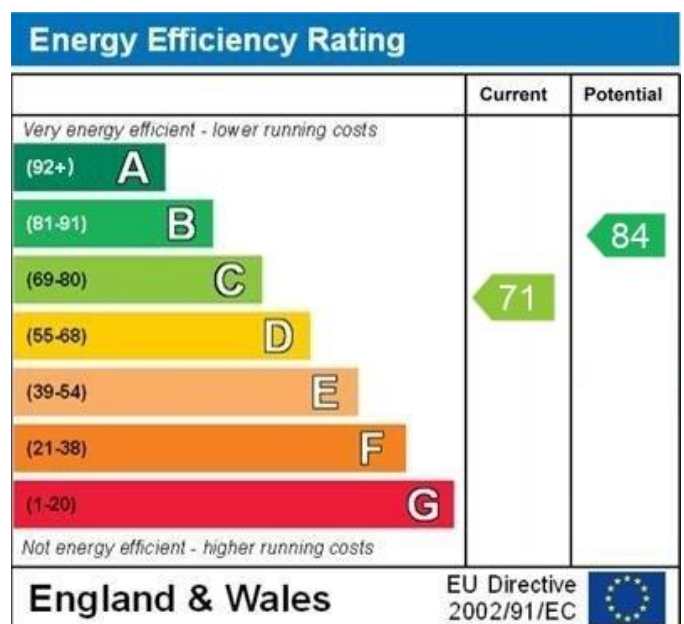
North Lincolnshire Council

COUNCIL TAX Band 'B' (on-line enquiry)

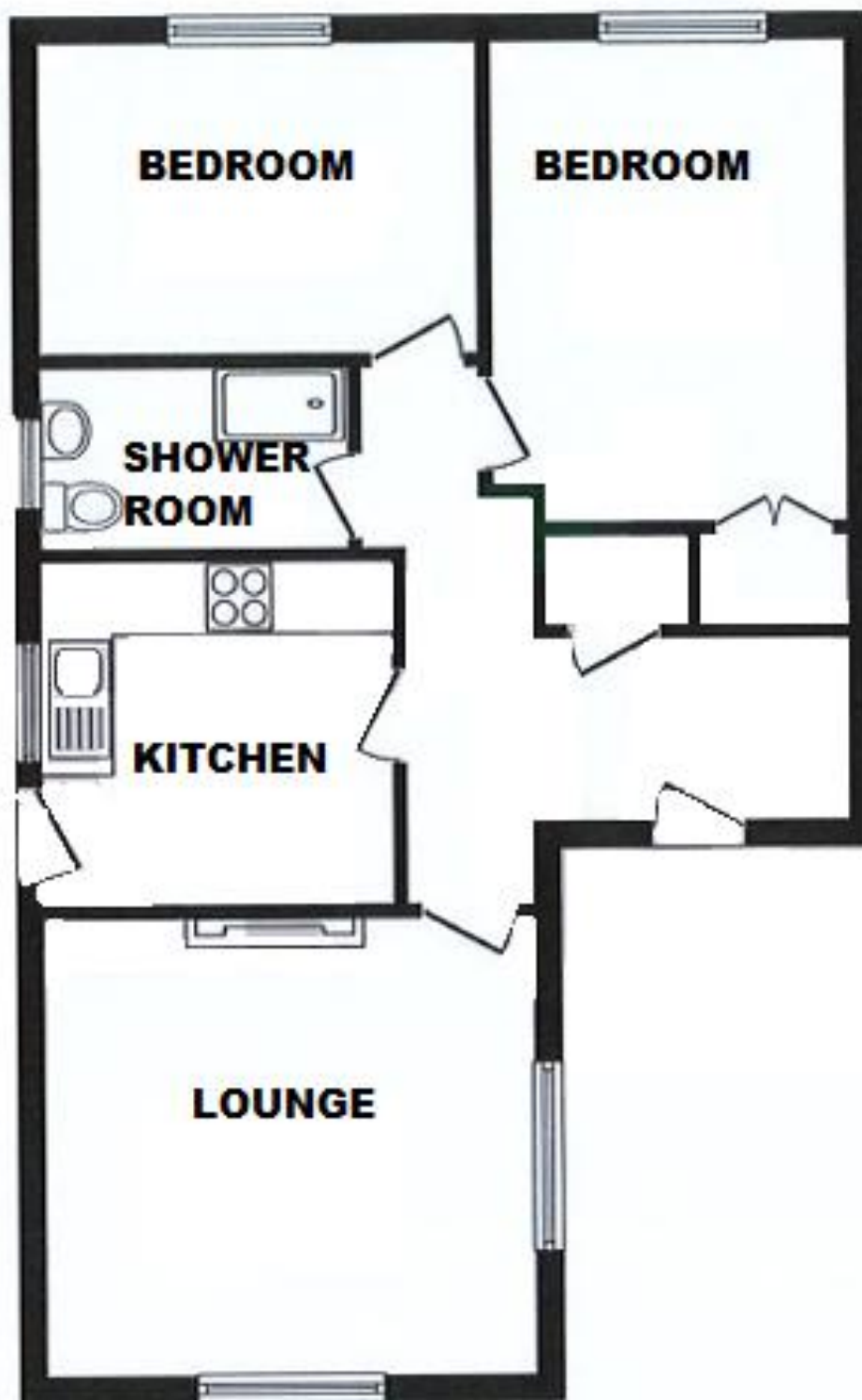
TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684







23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
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Consumer Protection Regulations

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2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
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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