

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



27 POPE AVENUE
CONISBROUGH
DN12 3PF

OFFERS AROUND £140,000

- End Town House (block of 4)
- G.C.H & Upvc D.G
- Kitchen
- Off-street Parking
- EPC Rating D
- Three Bedrooms
- Lounge
- Bathroom
- Spacious Rear Garden
- Council Tax Band A

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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Briefly comprising

Entrance:

Upvc entrance door leading to:

Entrance hallway:

Double panelled central heating radiator. Staircase leading off. Window allowing natural light. Storage cupboard with window allowing natural light..



Lounge:

16'1"max x 12'4"max (4.90mmax x 3.76mmax)

The focal point of this room is the marble fire surround with marble back plate and slightly raised marble hearth housing the coal effect electric fire. Two single panelled central heating radiators. Three double power points. One single power point. Ceiling coving. Bow window. Upvc French doors leading to:



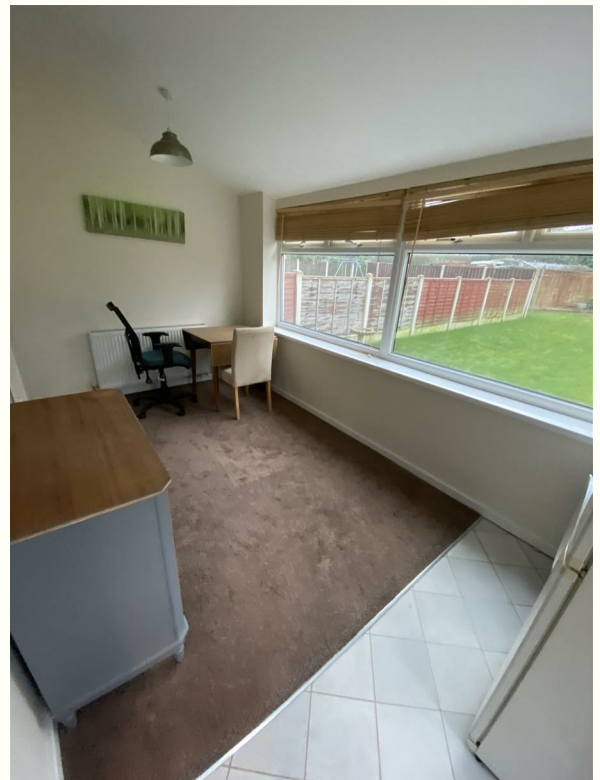
Lounge:



Rear extension:

13'11" x 7'0" (4.24m x 2.13m)

Double panelled central heating radiator. One double power point. Upvc door leading to the kitchen. French doors leading to the rear garden.



Rear Extension:



Ground floor W.C

Fully tiled to compliment the pedestal wash-hand basin with mixer tap and push button low flush W.C. Single panelled central heating radiator. Ceramic tiled floor.



Kitchen:

12'0"max x 7'5"max (3.66mmax x 2.26mmax)

Fitted with a range of cream wall and base units with stainless steel pillar handles. Single drainer stainless steel sink unit with mixer tap. Single panelled central heating radiator. One double power point. One single power point. Plumbed for automatic washing machine. Wall unit housing the wall mounted Worcester combination boiler which serves both the central heating system and the domestic hot water supply.



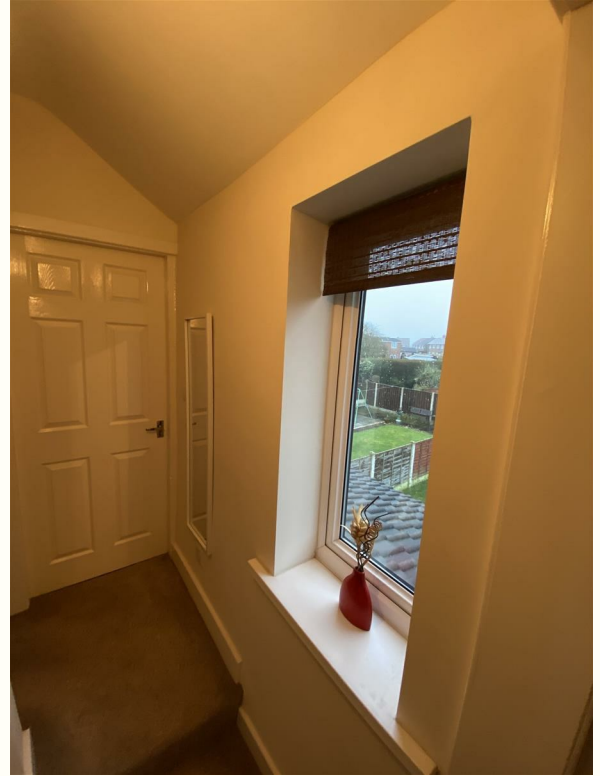
Kitchen:



Satircase:

First floor landing:

One single power point. Window allowing natural light.



Bedroom no.1 front double:

12'6"max x 9'1" (3.81mmax x 2.77m)

Double panelled central heating radiator.. One double power point. Built-in cupboard for useful storage.



Bedroom no.1 front double:



Bedroom no.1 front double:



Bedroom no.2 front double:

12'6"max 8'6" (3.81mmax 2.59m)

Single panelled central heating radiator. One triple power point.



Bedroom no.2 front double:



Bedroom no.2 front double:



Bedroom no.2 front double:



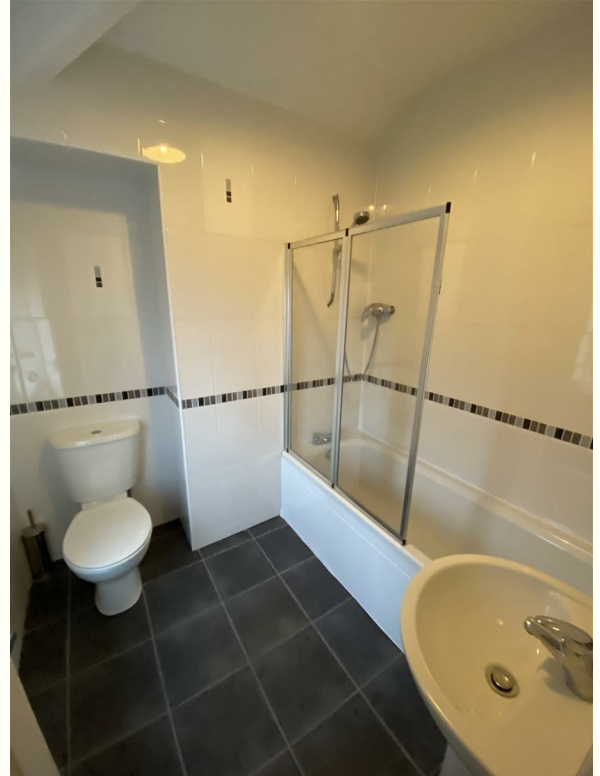
Bedroom no.3 rear:

9'4" x 7'5" (2.84m x 2.26m)

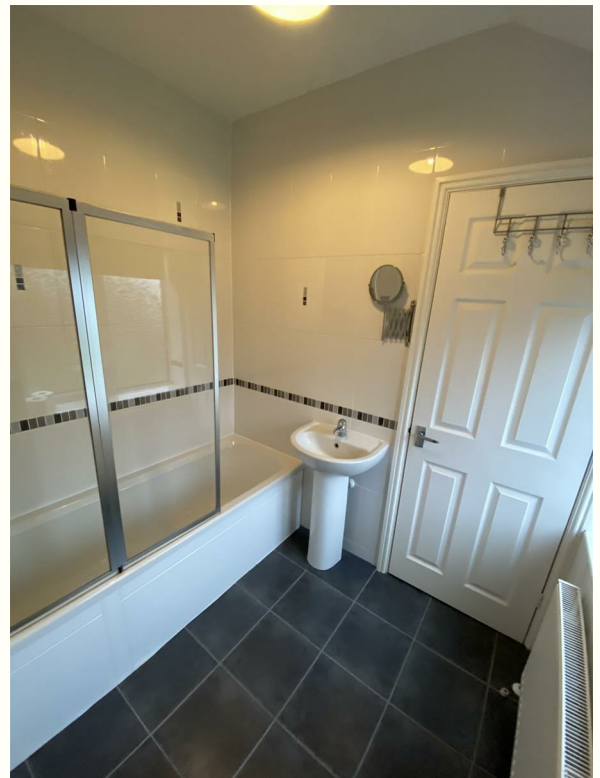
Single panelled central heating radiator.

Bathroom:

Fully tiled to compliment the white low level suite comprising: panelled bath, pedestal wash-hand basin with mixer tap and push button low flush W.C. Power shower over bath with glazed shower screen. Single panelled central heating radiator. Ceramic tiled floor.



Bathroom:



Bathroom:



Exterior:

The front of the property is predominately laid to block paving which allows off-street parking. The spacious and private rear garden is mainly laid to lawn with a large area laid to pebbles, and is bounded by timber fencing with concrete posts.



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:**Tenure & possession freehold:**

The property is freehold and vacant possession will be given on completion.

Services:

Mains gas, electricity, water and drains are all connected to the property.

Council Tax Band:

We have been informed by Doncaster Metropolitan Borough Council that this property is in Band A.

Measuring policy:

The measurements in this brochure have been taken with a regularly tested disto laser measure. However, accuracy to within 6ins can only be guaranteed and we would, therefore, recommend to a prospective Purchaser that these are not to be relied upon.

Viewing:

Please contact Agent.

Free valuation:

If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.

Making an offer:

Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your position before we can recommend your offer to the Vendor.

Money laundering:

Estate Agents have been expected to comply with Money Laundering Regulations imposed by the Government, to verify the identity of all clients, both buyers and sellers alike. We would, therefore, ask that you assist us in complying with the regulations by providing identification when making an offer. We are obliged to have sight of original documentation, and will make certified copies. We will inform you at the time of making an appointment which documents might be suitable.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	