

**FOR  
SALE**

**dunstan**  
ESTATE AGENTS · VALUERS INSURANCE SERVICES



**16 CADEBY AVENUE**  
**CONISBROUGH**  
**DN12 3LD**

**REDUCED TO £134,995**

- Semi-detached House
- Gas Fired Central Heating
- Lounge
- Kitchen
- Council Tax Band A
- Three Bedrooms
- Upvc Double Glazing
- Separate Dining Room
- Gardens & Off-street Parking
- E.P.C. Rating C

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD  
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**Briefly comprising:**

**Entrance:**

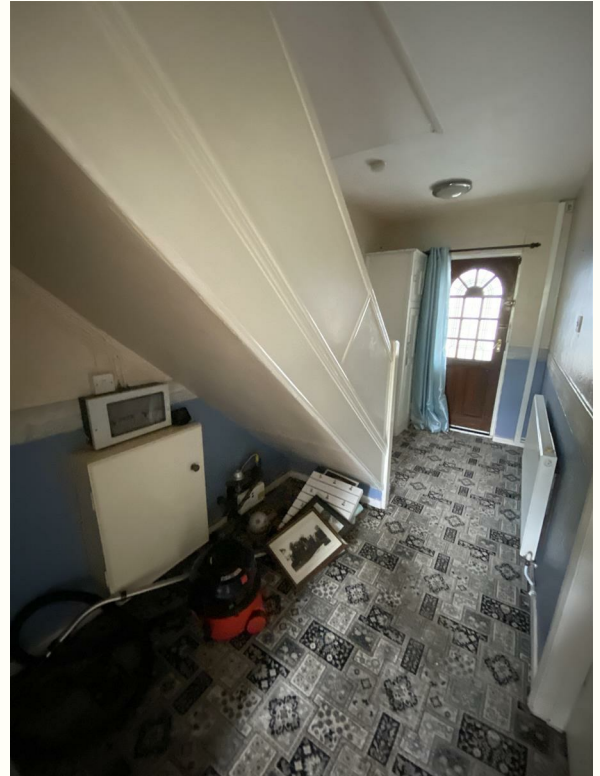
Upvc door leading to:

**Porch:**

Brick-built with Upvc windows. Timber door leading to:

**Entrance hallway:**

Staircase leading off. Single panelled central heating radiator. One double power point. Built-in cupboard for useful storage.



**Entrance hallway:**



**Lounge:**

*12'10"max x 12'6"max (3.91mmax x 3.81mmax)*

The focal point of this room is the mahogany fire surround with marble back plate and slightly raised marble hearth housing the pebble effect electric fire. Double panelled central heating radiator. two double power points. Wall lights.



**Dining room:**

*12'11"max x 10'8" (3.94mmax x 3.25m)*

Fitted with a timber fire surround housing the coal effect gas fire with brass trim and fender. Double panelled central heating radiator. One double power point. One single power point. Ceiling fan/light. Built-in cupboard for useful storage.



**Dining room:**



**Kitchen:**

7'3" x 6'11" (2.21m x 2.11m)

Fitted with a range of shaker style wall and base units. Pull out larder units. 1.1/2 bowl black sink unit with mixer tap. Built-under electric oven. Ceramic hob inset into granite effect work surfaces. Three double power points. One single power point. Fully tiled. Ceramic tiled floor. Upvc door leading to:

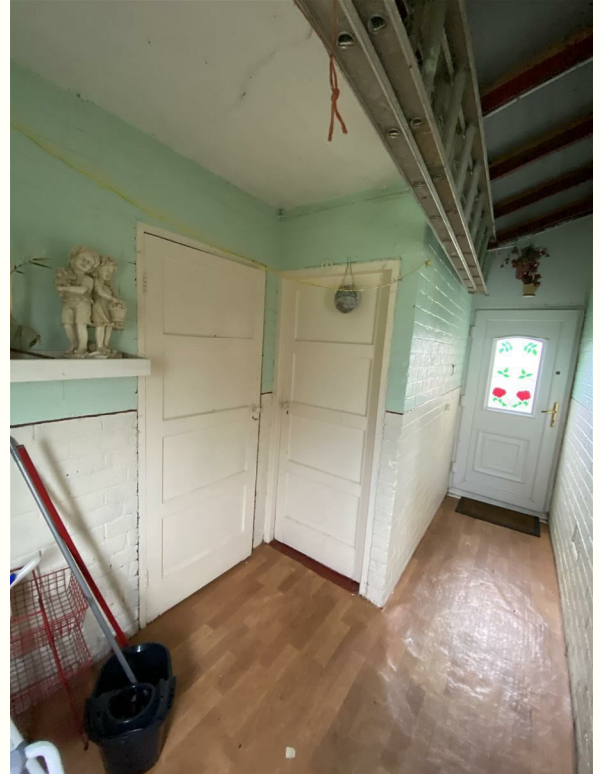


**Kitchen:**



**Outhouse:**

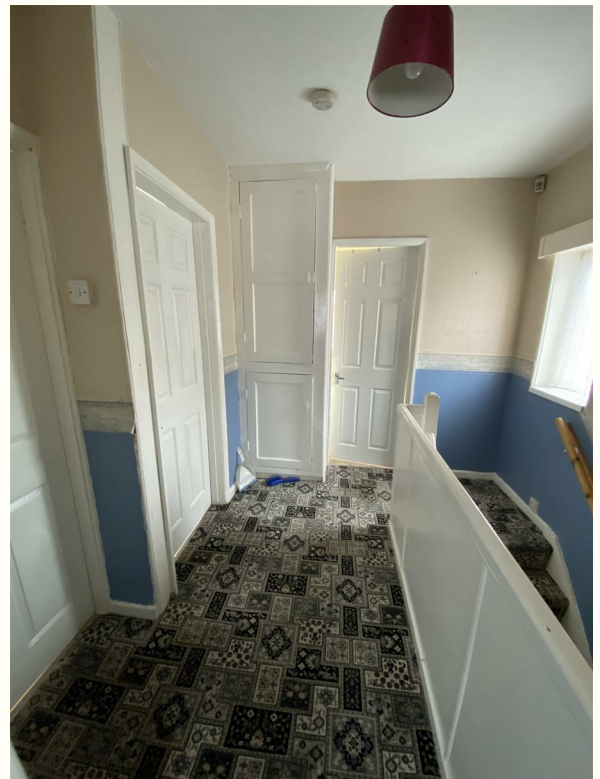
Fitted with a high flush W.C. Two storage cupboards. Front and rear Upvc doors.



**Staircase:**

**First floor landing:**

Window allowing natural light. One single power point. Built-in cupboard housing the Baxi combination boiler which serves both the central heating system and the domestic hot water supply. Loft hatch. Smoke alarm.



**Bedroom no.1 front double:**

*12'6"max x 10'8"max (3.81mmax x 3.25mmax)*

Single panelled central heating radiator. Two single power points.  
Laminate flooring.



**Bedroom no.1 front double:**



**Bedroom no.2 rear double:**

*11'4"max x 10'8" (3.45mmax x 3.25m)*

Single panelled central heating radiator. Two single power points. Built-in cupboard with hanging rail.



**Bedroom no.3 front:**

9'2"max x 8'3" (2.79mmax x 2.51m)

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

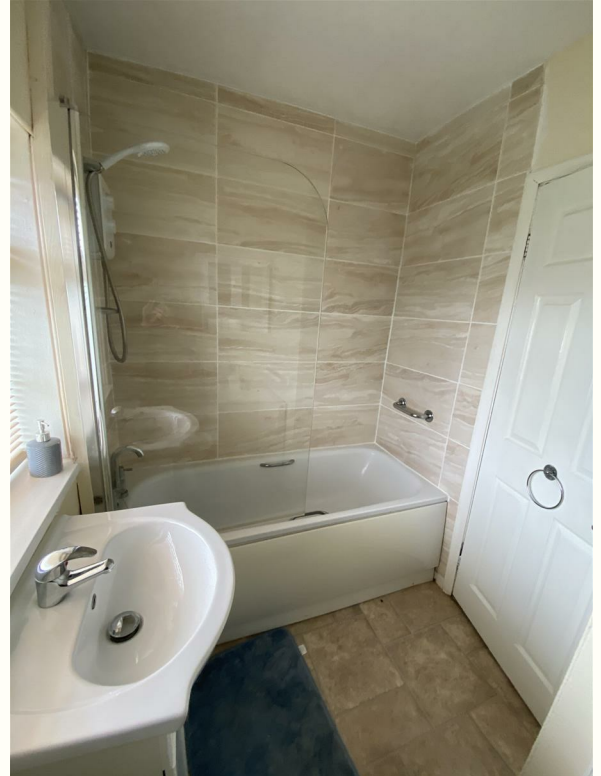


**Bedroom no.3 front:**



**Bathroom:**

fitted with a twin-hand grip panelled bath, vanity was-hand basin with mixer tap and push button low flush W.C. Single panelled central heating radiator. Complimentary tiling.



**Bathroom:**





**Exterior:**

Double wrought iron gates to the front of the property lead onto a block paved driveway which allows off-street parking. The front garden is laid to lawn with borders of plants and shrubs and is bounded by brick walling and privet hedging. The private and enclosed rear garden is predominately laid to lawn with a selection of well established plants, trees and shrubs and is bounded by timber fencing with concrete posts.



**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.

