

**FOR  
SALE**

**dunstan**  
ESTATE AGENTS · VALUERS INSURANCE SERVICES



**25 MARCH STREET**  
**CONISBROUGH**  
**DN12 2LY**

**OFFERS AROUND £119,995**

- Mid Terraced House
- Gas Central Heating
- Lounge
- Utility
- Council Tax Band A
- Three Bedrooms
- UPVC Double Glazing
- Fitted Kitchen
- Private Rear Elevation
- E.P.C. Rating E

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

Upvc door leading to lounge.

**Lounge:**

*12'4" max x 12'2" max (3.76m max x 3.71m max )*

The focal point of this room is the gas fire inset into chimney breast with small tiled surround and slightly raised tiled hearth. Single panelled central heating radiator. Telephone point. Two double power points. Wall lights.

**Inner hall:**

Staircase leading off.

**Kitchen:**

*12'1" x 10'3" (3.68m x 3.12m)*

Fitted with a range of Shaker Style wall and base units with stainless steel pillar handles. Single drainer stainless steel sink unit. CDA gas hob inset into wood effect work surface. CDA electric oven housed in a tall unit. Plumbers for automatic washing machine. Complimentary tiling. Three double power points with USB Ports. One single power point. Door leading to;



**Kitchen:**

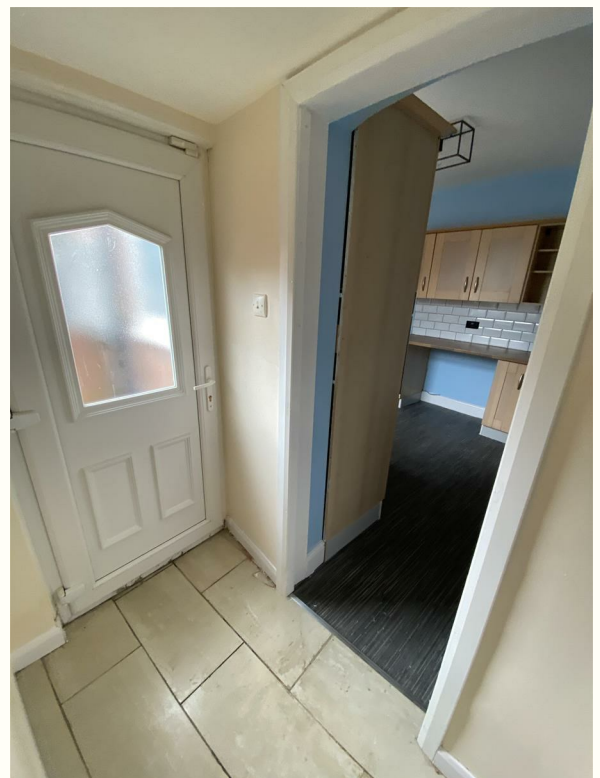


**Kitchen:**



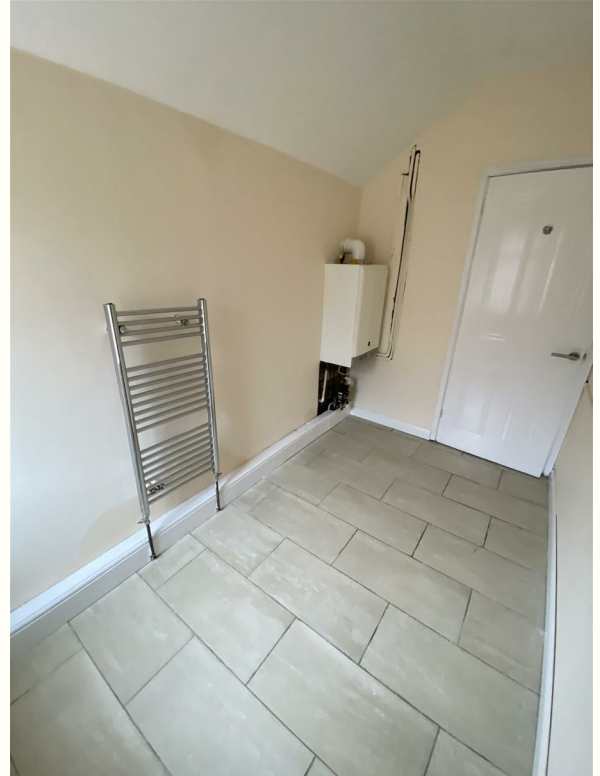
**Cellar:**  
Power and liight.

**Inner hall:**  
Upvc door leading to the rear elevation. Ceramic tile floor.

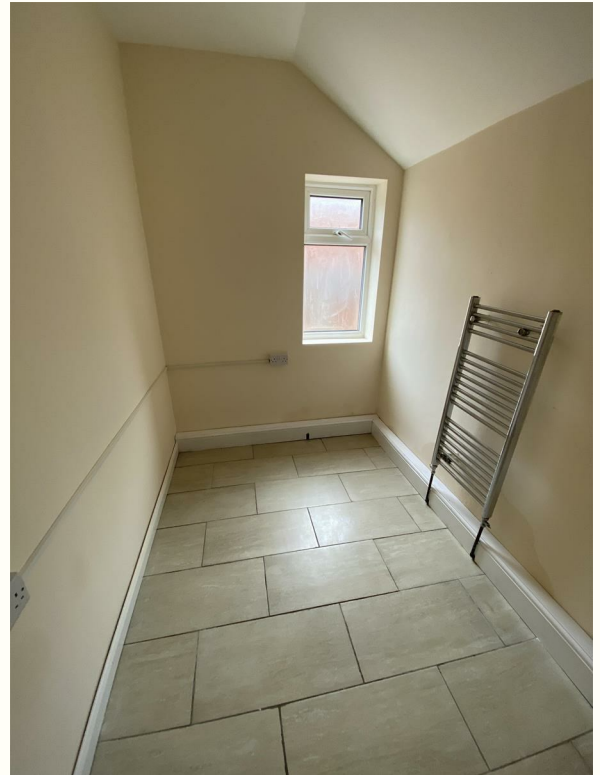


**Utility:**

Two double power points. Chrome ladder/towel radiator. Ceramic tiled floor. Wall mounted Baxi combination boiler which serves both the central heating system and the domestic hot water supply.



**Utility:**



**Staircase:**

**First-floor landing:**

Smoke alarm.



**Bedroom no. 1 front double:**

*12'4" max x 12'2" max (3.76m max x 3.71m max)*

Built-in cupboard with hanging rail and shelving. Single panelled central heating radiator. One double power point. Laminate flooring.



**Bedroom no. 2 rear:**

*10'3" max x 7'2" max (3.12m max x 2.18m max)*

Single panelled central heating radiator. One double power point. Door leading to bedroom no. 3 Attic.



**Bedroom no. 2**



**Bathroom:**

Fully tiled to compliment the white low level suite comprising; panelled bath with shower over bath. Pedestal wash-hand basin with mixer tap and push button low flush W.C. Ceiling down lights. Extractor fan. Ceramic tiled floor.



**Bedroom no. 3 attic:**

17;6" x 12'2" (5.18m; 1.83m x 3.71m)

Timber velux window. Centre Ranch-style balustrade. Single panelled central heated radiator. One double power point. Loft hatch. Smoke alarm

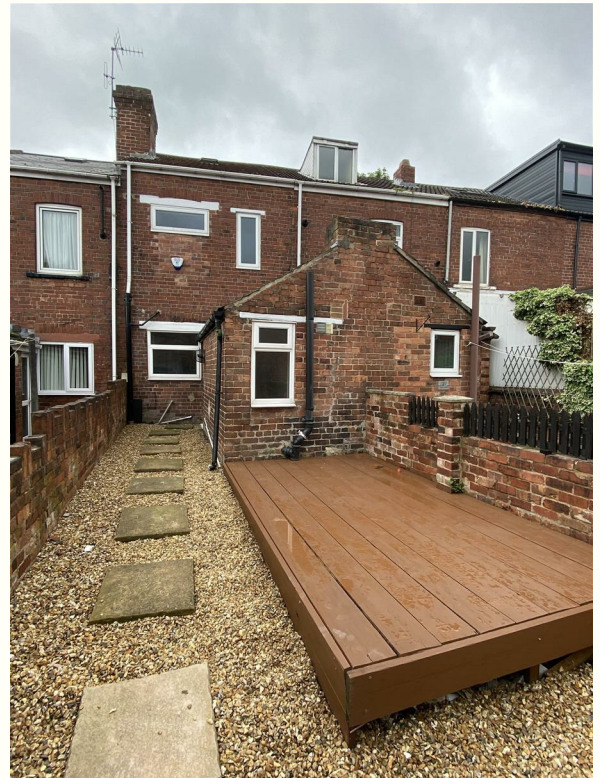


**Bedroom no 3 attic:**



**Exterior:**

The rear is laid to pebbles with stepping flags. Decked patio area. A timber gate leads to an access road for dustbins.





**Exterior:**



**Tenure & possession:**

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

Current

Potential

*Very energy efficient - lower running costs*

 (92 plus) **A**

 (81-91) **B**

 (69-80) **C**

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 (1-20) **G**
*Not energy efficient - higher running costs*

 EU Directive  
2002/91/EC

**51**
**80**
**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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(1-20) <b>G</b>		
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**England & Wales**