

**FOR
SALE**



31 LEWES ROAD
CONISBROUGH
DN12 2HD

REDUCED TO £118,000

- Semi-detached House
- Gas Central Heating
- Lounge
- Front & Rear Gardens
- E.P.C Rating
- Two Bedrooms
- Upvc D.G
- Kitchen
- Off-street Parking
- Council Tax Band A.

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
32/34 CHURCH STREET, CONISBROUGH, DONCASTER DN12 3HR
Registered in England No. 01758008
TELEPHONE (01709) 864414
E.MAIL: karen.myers@dunstanproperty.co.uk



Briefly comprising:**Entrance:**

Upvc door leading to:

Porch:

Upvc door leading to:

**Entrance hallway:**

Staircase leading off. Double panelled central heating radiator. Laminate flooring.

Lounge:

10'9" x 9'8"max (3.28m x 2.95mmax)

Double panelled central heating radiator. Two single power points.



Lounge:



Lounge:



Shower room:

Fitted with a pedestal wash-hand basin and low flush W.C. Separate shower compartment. Extractor fan. Twin aspect windows.



Kitchen:

11'1" x 10'1" (3.38m x 3.07m)

Fitted with a range of wall and base units with stainless steel pillar handles. Stainless steel circular single drainer sink unit with mixer tap. Integrated fridge & integrated freezer. Three single power points plus those concealed serving the electrical appliances.

**Kitchen:****Conservatory:**

Plumbed for automatic washing machine. Power and light. Upvc door leading to the rear garden.

**Staircase:****First floor landing:**

Loft hatch. Window allowing natural light.

Bedroom no.1 front double:

14'6"max x 11'0"max (4.42mmax x 3.35mmax)

Double panelled central heating radiator.

**Bedroom no.1 front double:****Bedroom no.2 rear**

9'10"max x 8'10"max (3.00mmax x 2.69mmax)

Double panelled central heating radiator. One double power point. Built-in cupboard for useful storage and housing the Ideal combination boiler which serves both the central heating system and the domestic hot water supply.



Bedroom no.2 rear:**Bathroom:**

Fitted with a glazed shower compartment. Pedestal wash-hand basin with mixer tap and push button low flush W.C. Modern ladder style radiator/towel rail. Window allowing natural light. Complimentary tiling and tiled sheeting.

**Exterior:**

Double wrought iron gates to the front of the property give access to a concrete driveway which allows off-street parking and leads past the side of the property to the single garage with up-and-over door. The private rear garden has a flagged patio area which leads to a lawned area and has a selection of plants and shrubs.



Exterior:



Exterior:



Garage:



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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