



**Woodstock Road, Balby Doncaster**

**welcome to**

**Woodstock Road, Balby Doncaster**

This spacious three bedroom mid-terraced home is available to purchase with a tenant in situ perfect for investors! Benefiting from a dual aspect lounge, a ground floor WC, front and rear gardens. Close to a range of amenities, transport links and the A1 motorway network.



### **Entrance Hall**

With a front facing exterior door, stairs which rise to the first floor, a useful storage cupboard and a front facing obscure double glazed window.

### **Lounge**

A dual aspect with front and rear facing double glazed windows, two central heating radiators and an electric wall mounted fire as the focal point of the room.

### **Kitchen**

Fitted with wall and base units with work surfaces housing the sink and drainer. The kitchen has a gas cooker point, space for a fridge-freezer and plumbing for a washing machine. There is a wall mounted boiler, a central heating radiator, a rear facing double glazed window and door to the rear garden. Access through to the ground floor WC.

### **Ground Floor W.C.**

Fitted with a low flush WC and a wash hand basin. There is a side facing obscure double glazed window and a rear facing obscure double glazed window.

### **First Floor Landing**

With a loft hatch.

### **Bedroom One**

With a rear facing double glazed window and a central heating radiator.

### **Bedroom Two**

With two front facing double glazed windows and a central heating radiator.

### **Bedroom Three**

With a rear facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a bath. There is a heated towel rail, coving to the ceiling and a front facing obscure double glazed window.

### **Outside**

To the front of the property there is an enclosed lawned garden with hedging to the borders, garden gate and path to the front entrance. To the rear of the property there is a generous enclosed lawned garden with fencing to the perimeter.

### **Additional Information**

The vendors have made us aware that the property is being sold with a tenant in situ due to the long standing nature of the existing tenant.



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## Woodstock Road, Balby Doncaster

- INVESTMENT OPPORTUNITY
- SOLD WITH TENANT IN SITU
- POPULAR LOCATION
- GENEROUS REAR GARDEN
- DUAL ASPECT LOUNGE

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£100,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR125836 - 0002

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