



Fewston Way, Lakeside Doncaster

welcome to

Fewston Way,Lakeside Doncaster

GUIDE PRICE £140,000-£150,000. Sold with tenant in situ, Situated in this popular location of Lakeside is this three bedroom ground floor flat with close links to local amenities, schools and transport links.



Communal Entrance

Access through the front entrance and the rear where the allocated parking is located.

Entrance Hall

Access through a wooden door. There is oak hard wood flooring, a wall mounted electric heater and a built in cupboard housing the water cylinder and a storage cupboard currently being used as a cloakroom.

Kitchen

7' 9" x 10' 4" plus recess (2.36m x 3.15m plus recess)
Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. There is an electric oven and hob with extractor hood above, an integrated dishwasher, microwave and area for a washing machine. There is splash back tiling, oak hard wood flooring and a front facing double glazed window.

Lounge

15' 10" x 12' 8" (4.83m x 3.86m)
With front facing double glazed French doors giving access to the balcony and a front and side facing double glazed windows. There is oak hard wood flooring.

Bedroom One

11' 11" into wardrobes x 10' 1" plus recess (3.63m into wardrobes x 3.07m plus recess)
With double glazed French doors leading to the balcony and a side facing double glazed window. There is fitted wardrobes providing hanging and storage space, a wall mounted storage heater and oak hard wood flooring.

En-Suite Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling, an extractor fan and a tiled floor.

Bedroom Two

9' 8" x 8' 2" (2.95m x 2.49m)
There is a wall mounted electric heater, oak hard

wood flooring and a rear facing double glazed window.

Bedroom Three

7' 3" x 12' 9" max (2.21m x 3.89m max)
There is a front facing double glazed window, a central heating radiator and wooden flooring.

Bathroom

Fitted with a WC, a wash hand basin and bath. There is partial tiling to the walls, a tiled floor and a heated towel rail.

Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Fewston Way, Lakeside Doncaster

- GUIDE PRICE £140,000-£150,000.
- SOLD WITH TENANT IN SITU
- DINING ROOM
- KITCHEN
- TWO BALCONY'S

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 755.04

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000-£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR119670 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk