



Springwell Gardens, Balby Doncaster



william
h brown

welcome to

Springwell Gardens, Balby Doncaster

Available with no onward chain is this two bedroom semi-detached home which is situated on a corner plot with front and rear gardens. The property has perfect potential to be extended subject to relevant planning permissions and would make the ideal investment opportunity.



Entrance Hall

With a side facing double glazed door with double glazed side panels and tiled flooring.

Lounge

11' 11" x 5' 8" (3.63m x 1.73m)

With two front facing double glazed windows, stairs which rise to the first floor landing and a feature gas fire.

Kitchen

15' 7" x 7' 11" (4.75m x 2.41m)

With a rear facing double glazed window and a single glazed door through to the conservatory.

Fitted with a range of wall and base units with coordinating work surfaces housing the composite sink with mixer tap. The kitchen has a four ring gas hob, an electric oven and under counter space for a washing machine and dishwasher. There is tiled splashback, a wall mounted boiler and a central heating radiator.

Conservatory

10' 1" x 8' 5" (3.07m x 2.57m)

With rear and side facing double glazed windows, rear facing double glazed door and laminate flooring.

First Floor Landing

With a side facing double glazed window.

Bedroom One

15' 8" max x 8' 1" (4.78m max x 2.46m)

With two rear facing double glazed windows and built-in wardrobes.

Bedroom Two

10' 3" max x 10' 8" max (3.12m max x 3.25m max)

With a front facing double glazed window and access to the loft.

Bathroom

With a front facing obscure double glazed window.

Fitted with a WC, a wash hand basin and a bath with shower over. There is tiling to the walls and floor and

a central heating radiator.

Outside

Situated on a corner plot with gardens to the front side and rear. To the front there is a lawned garden with decorative pebbled borders and various shrubs and trees. To the side there is a block paved driveway providing off road parking with decorative borders. A side gate gives access to the rear garden where there is a generous lawned garden with decorative pebbled areas, outside tap and pond. The rear of the garden was previously used as a driveway and this could easily be converted back if required.



view this property online williamhbrown.co.uk/Property/DCR121834



welcome to

Springwell Gardens, Balby Doncaster

- TWO BEDROOM SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- SITUATED ON CORNER PLOT
- POTENTIAL TO EXTEND SUBJECT TO RELEVANT PLANNING PERMISSIONS
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£135,000



view this property online williamhbrown.co.uk/Property/DCR121834



Property Ref:
DCR121834 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Google

Please note the marker reflects the postcode not the actual property

 william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk