



Victoria Road, Balby Doncaster

welcome to

Victoria Road, Balby Doncaster

ATTENTION INVESTORS! Situated in this popular location, this three bedroom mid-terrace home offers spacious accommodation throughout and benefits from a front aspect lounge, a conservatory and an enclosed rear garden. Situated close to a range of shops, schools and amenities.



Agent's Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Entrance Porch

With a front facing double glazed door and a further door into the entrance hall.

Lounge

With a front facing double glazed, coving to the ceiling, a central heating radiator and a feature fireplace.

Dining Room

With double doors from the lounge, there is a central heating radiator, coving to the ceiling, a rear facing double glazed window and a feature fireplace housing the coal effect fire.

Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the stainless sink and drainer with mixer tap. There is an electric cooker point, an extractor hood, plumbing for a washing machine, space for a dryer and further space for a fridge freezer. There are spotlights to the ceiling, a door with steps down to the cellar and access into the conservatory.

Conservatory

With rear and side facing double glazed windows, side facing French doors to the garden and laminate flooring.

First Floor Landing

With stairs which rise to the second floor landing.

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a low flush W.C, a wash hand basin, a shower cubical with shower and a bath. There are side and rear facing obscured double glazed windows, laminate flooring and a central heating radiator.

Bedroom One

Situated on the second floor with a front facing double glazed window.

Outside

To the front of the property there is on street parking whilst to the rear the garden is enclosed with a lawn and a generous patio area.

Agent's 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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welcome to

Victoria Road, Balby Doncaster

- THREE BEDROOM
- MID-TERRACE
- IDEAL FOR AN INVESTOR OR FIRST TIME BUYER
- LOUNGE AND DINING ROOM
- CONSERVATORY

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126856 - 0002

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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