



# 45 Victoria Road

Edlington, Doncaster, DN12 1BQ

## Asking Price £80,000

A fantastic opportunity to purchase a delightful two bedroom terrace house which is offered for sale with NO ONWARD CHAIN. The property has been newly decorated and carpeted throughout, offering a fresh and inviting atmosphere for its new occupants.

The house features two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The modern fitted kitchen is a highlight, providing a stylish and functional space for all your culinary needs. With two well-proportioned bedrooms, this home is ideal for small families, couples, or individuals seeking a comfortable living.

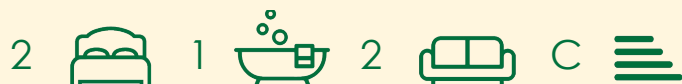
One of the key advantages of this home is its proximity to local amenities and transport links, making it easy to access shops, schools, and public transport options.

Whether you are a first-time buyer, investor or looking to downsize, this lovely home on Victoria Road presents an excellent opportunity to enjoy comfortable living in a vibrant community. Early viewing is highly recommended.

- Terrace house
- Two generous bedrooms
- Lounge and dining room
- Modern fitted kitchen
- Downstairs family bathroom with white suite
- Rear enclosed garden
- Close to local amenities and transport links
- Newly decorated and carpeted throughout
- No onward chain
- Rental income of £650 - £700 PCM

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



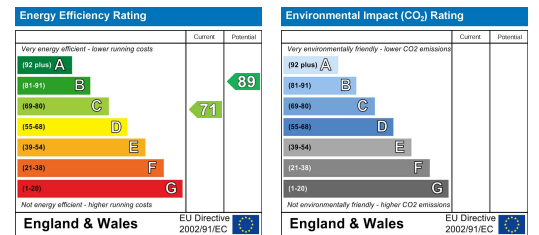
## Floor Plan



## Area Map



## Energy Efficiency Graph



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