



**Ronald Road, Balby Doncaster**

**welcome to**

**Ronald Road, Balby Doncaster**

Attention investors, this spacious three bedroom mid-terraced property has two reception rooms, an enclosed rear garden and is situated close to a range of shops, schools and amenities. Opportunity to purchase with tenant in situ!



### **Lounge**

A front facing upvc door gives access into the lounge which has a front facing double glazed window and a central heating radiator.

### **Dining Room**

With a central heating radiator, a rear facing double glazed door and a useful understairs storage cupboard.

### **Kitchen**

Fitted with a range of kitchen wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has space for a gas cooker with splashback and cooker hood above and space for a fridge-freezer. There is a side facing double glazed window, a side facing door to the garden and access through to the utility and ground floor bathroom.

### **Utility Room**

With plumbing for a washing machine and houses the combi boiler. Access through to the ground floor bathroom.

### **Bathroom**

Fitted with a W.C, a bath with shower over and a wash hand basin with mixer tap. There is a central heating radiator, partial tiling to the walls, coving to the ceiling and a side facing obscure double glazed window.

### **First Floor Landing**

#### **Bedroom One**

With a central heating radiator and a rear facing double glazed window. Access through to the walk-in wardrobe/dressing room.

#### **Walk-In Wardrobe**

With a central heating radiator and a rear facing double glazed window. A versatile room which could be used as a home office or dressing area.

#### **Bedroom Two**

With a front facing double glazed window, a fireplace

and a central heating radiator.

### **Outside**

To the rear of the property there is an enclosed low maintenance garden with gate to the rear service lane.



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welcome to

## Ronald Road, Balby Doncaster

- SOLD WITH TENANT IN SITU
- THREE BEDROOM MID-TERRACED PROPERTY
- SOUGHT AFTER LOCATION
- CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- IDEAL INVESTMENT OPPORTUNITY

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:  
DCR126340 - 0003

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