



Colmar Hill Road, Bircotes Doncaster DN11 8JR



welcome to

Colmar Hill Road, Bircotes Doncaster

Spacious two bedroom DETACHED BUNGALOW available with NO ONWARD CHAIN and having POTENTIAL TO IMPROVE. GENEROUS SIZE PLOT, off road parking for several vehicles and GARAGE. All within WALKING DISTANCE of local amenities. Early viewing recommended.



Ground Floor Accommodation

Entrance Lobby

Entrance hall having a central heating radiator.

Kitchen

10' 3" x 9' 11" (3.12m x 3.02m)

Fitted with a range of wall and base units with worktop over and inset stainless steel sink with drainer. Having space for a washing machine, cooker and fridge freezer. Front facing double glazed window and tiled splashbacks.

Dining Area

11' 10" x 9' 11" (3.61m x 3.02m)

Open to the kitchen and having two central heating radiators.

Lounge

16' 1" x 12' 1" (4.90m x 3.68m)

Main reception room having sliding patio doors, central heating radiator and side facing double glazed window.

Bedroom One

12' 4" x 9' 11" (3.76m x 3.02m)

Side facing double glazed window and central heating radiator.

Bedroom Two

10' 6" x 9' 10" (3.20m x 3.00m)

Rear facing double glazed window and central heating radiator.

Bathroom

Fitted with a bath, wash hand basin and heated towel rail. Tiled walls, tiled flooring, side facing double glazed window with obscure glass, linen cupboard and recessed lights.

Wc

Separate wc with side facing double glazed window with obscure glass.

External

To the front of the property is a walled garden comprising of a lawn with well stocked borders, double wrought iron gates leading to the driveway and a pedestrian access gate to the side. There is also additional parking for 2 cars on the hard standing in front of the detached garage. The sizeable rear garden is enclosed by mature hedging with a decked seating area, generous lawn area, a variety of plants, mature shrubs and established trees.

Garage

15' 9" x 14' 10" (4.80m x 4.52m)

Generous size garage.

Workshop/Store

Situated to the rear of the garage.

Agents Notes

Access to the property is via a private road, please speak with your conveyancer to clarify arrangements. Solar panels are not owned by the vendor, for further information please contact the agent. This property is in a former mining area, it will be beneficial to conduct a mining search.



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welcome to

Colmar Hill Road, Bircotes Doncaster

- Spacious Detached Bungalow
- Ample Off Road Parking & Garage
- Two Double Bedrooms
- Generous Gardens
- Popular Village Location

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in the region of

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108200 - 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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