



**Fewston Way, Lakeside Doncaster**

**welcome to**

## **Fewston Way, Lakeside Doncaster**

GUIDE PRICE £140,000-£150,000. Sold with tenant in situ, Situated in this popular location of Lakeside is this three bedroom ground floor flat with close links to local amenities, schools and transport links.



## **Communal Entrance**

Access through the front entrance and the rear where the allocated parking is located.

## **Entrance Hall**

Access through a wooden door. There is oak hard wood flooring, a wall mounted electric heater and a built in cupboard housing the water cylinder and a storage cupboard currently being used as a cloakroom.

## **Kitchen**

7' 9" x 10' 4" plus recess ( 2.36m x 3.15m plus recess )  
Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. There is an electric oven and hob with extractor hood above, an integrated dishwasher, microwave and area for a washing machine. There is splash back tiling, oak hard wood flooring and a front facing double glazed window.

## **Lounge**

15' 10" x 12' 8" ( 4.83m x 3.86m )  
With front facing double glazed French doors giving access to the balcony and a front and side facing double glazed windows. There is oak hard wood flooring.

## **Bedroom One**

11' 11" into wardrobes x 10' 1" plus recess ( 3.63m into wardrobes x 3.07m plus recess )  
With double glazed French doors leading to the balcony and a side facing double glazed window. There is fitted wardrobes providing hanging and storage space, a wall mounted storage heater and oak hard wood flooring.

## **En-Suite Shower Room**

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling, an extractor fan and a tiled floor.

## **Bedroom Two**

9' 8" x 8' 2" ( 2.95m x 2.49m )

There is a wall mounted electric heater, oak hard wood flooring and a rear facing double glazed window.

## **Bedroom Three**

7' 3" x 12' 9" max ( 2.21m x 3.89m max )

There is a front facing double glazed window, a central heating radiator and wooden flooring.

## **Bathroom**

Fitted with a WC, a wash hand basin and bath. There is partial tiling to the walls, a tiled floor and a heated towel rail.



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## Fewston Way, Lakeside Doncaster

- GUIDE PRICE £140,000-£150,000.
- SOLD WITH TENANT IN SITU
- DINING ROOM
- KITCHEN
- TWO BALCONY'S

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 755.04

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

guide price

**£140,000-£150,000**



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Property Ref:  
DCR119670 - 0009

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