



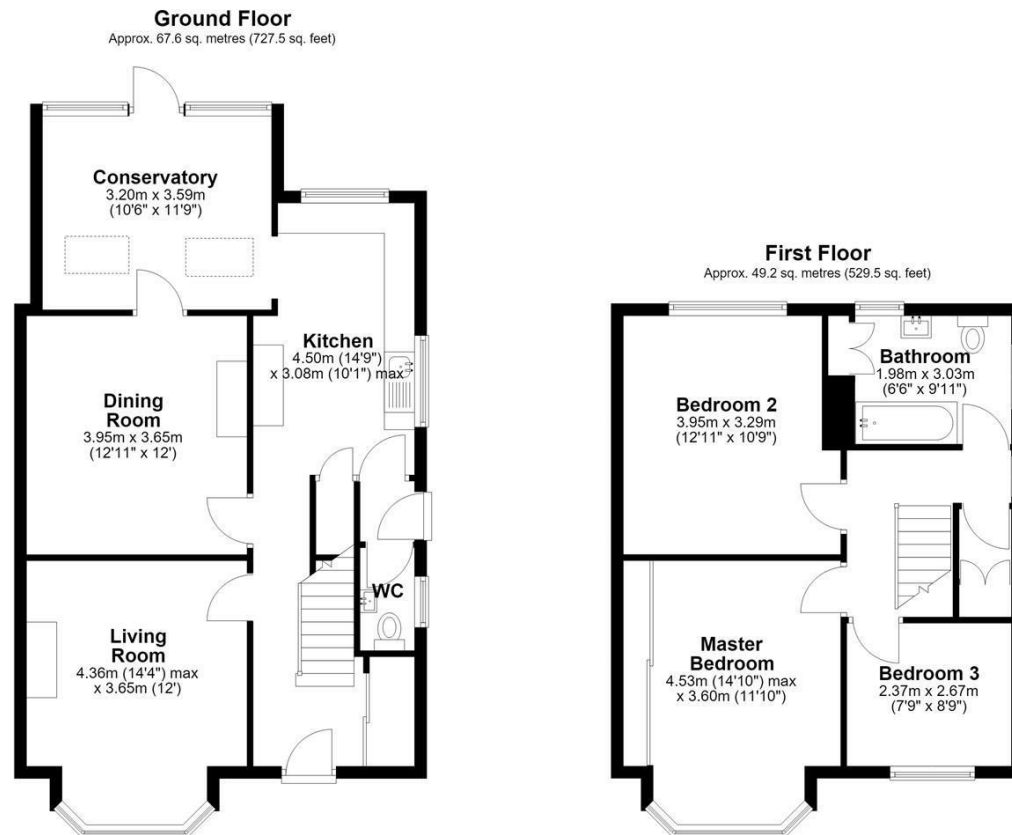
THE ORCHARD ST. MARTINS AVENUE DONCASTER, DN10 6NH

£350,000
FREEHOLD

Situated in the heart of the highly sought-after market town of Bawtry, this spacious and characterful three-bedroom detached home presents an exceptional opportunity for buyers looking to create their dream property. Retaining a wealth of original features, including bay windows, feature fireplaces and generous reception rooms, the property offers well-proportioned accommodation throughout, complemented by a conservatory, detached garage, ample off-road parking and attractive front and rear gardens.

Requiring modernisation, this is the perfect renovation project, offering endless potential to restore and enhance a home full of charm and character. Ideally positioned within easy reach of Bawtry's excellent range of independent shops, cafés, restaurants and local amenities, this is a rare opportunity to acquire a property with outstanding potential in one of South Yorkshire's most desirable market towns.

 **FINE & COUNTRY**



Total area: approx. 116.8 sq. metres (1257.0 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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