



Roxby Close, Bessacarr Doncaster



welcome to

Roxby Close, Bessacarr Doncaster

Situated in the sought after location of Bessacarr is this two bedroom detached bungalow with ample front and rear gardens, a driveway providing off road parking and garage. The property is available with no onward chain!



Entrance Hall

With a front facing upvc double glazed door and window, a built-in storage cupboard, warm heating system and access to the loft.

Lounge

18' 1" x 11' 11" (5.51m x 3.63m)

With a front facing double glazed bay window, a feature electric fire and coving to the ceiling.

Kitchen

11' 11" x 7' 8" (3.63m x 2.34m)

With a side facing double glazed window and a side facing double glazed composite door. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has laminate flooring, a four ring gas hob with stainless steel splashback and under counter space and plumbing for a washing machine and fridge.

Bedroom One

11' 11" x 10' 9" (3.63m x 3.28m)

With a rear facing double glazed window and coving to the ceiling.

Bedroom Two

11' 2" x 8' (3.40m x 2.44m)

With rear facing double glazed sliding patio doors and coving to the ceiling.

Bathroom

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a walk-in shower. There is partial tiling to the walls and vinyl flooring.

Outside

To the front of the property there is an open plan lawn front garden with a driveway providing off road parking which leads to the garage. To the rear of the property there is a well-presented enclosed lawned garden with patio area.

Garage

With an up and over door and a side facing double glazed window.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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Roxby Close, Bessacarr Doncaster

- TWO BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE
- WELL-PRESENTED KITCHEN
- MODERN SHOWER ROOM

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

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123168 - 0006

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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