



## 12 Wellington Road, Edlington , Doncaster, DN12 1AQ

A three-bedroom end-terraced property situated in a popular and well-connected location, offering excellent potential for modernisation. This property represents a great investment opportunity and would also appeal to first-time buyers.

The accommodation briefly comprises an entrance hall, a generous living space, and a ground-floor bathroom. To the rear, the property benefits from a good-sized garden, ideal for outdoor enjoyment or future improvement.

Offered with vacant possession and no onward chain, the property allows for a straightforward purchase. Conveniently located close to transport links and local amenities, this home combines potential with practicality.

**Asking price £80,000**

# 12 Wellington Road, Edlington , Doncaster, DN12 1AQ



- End-terraced property
- Ground-floor bathroom
- Ideal for first-time buyers and investors
- EPC Rating: D
- Three bedrooms
- Good-sized rear garden
- Vacant possession / No chain
- Room for modernisation
- Popular location with transport links
- Council Tax Band: A

## Hallway

3'3" x 9'6" (1.00 x 2.90 )

## Bedroom 2

7'10" x 12'7" (2.39 x 3.85 )

## Lounge

12'10" x 12'6" (3.93 x 3.83 )

## Bedroom 3

7'10" x 9'7" (2.41 x 2.93 )

## Dining room

12'4" x 9'4" (3.77 x 2.87)

## Kitchen

8'0" x 12'6" (2.45 x 3.83)

## Bathroom

7'10" x 4'11" (2.41 x 1.51 )

## Storage

2'10" x 5'10" (0.87 x 1.80)

## Master bedroom

12'0" x 9'7" (3.67 x 2.94 )



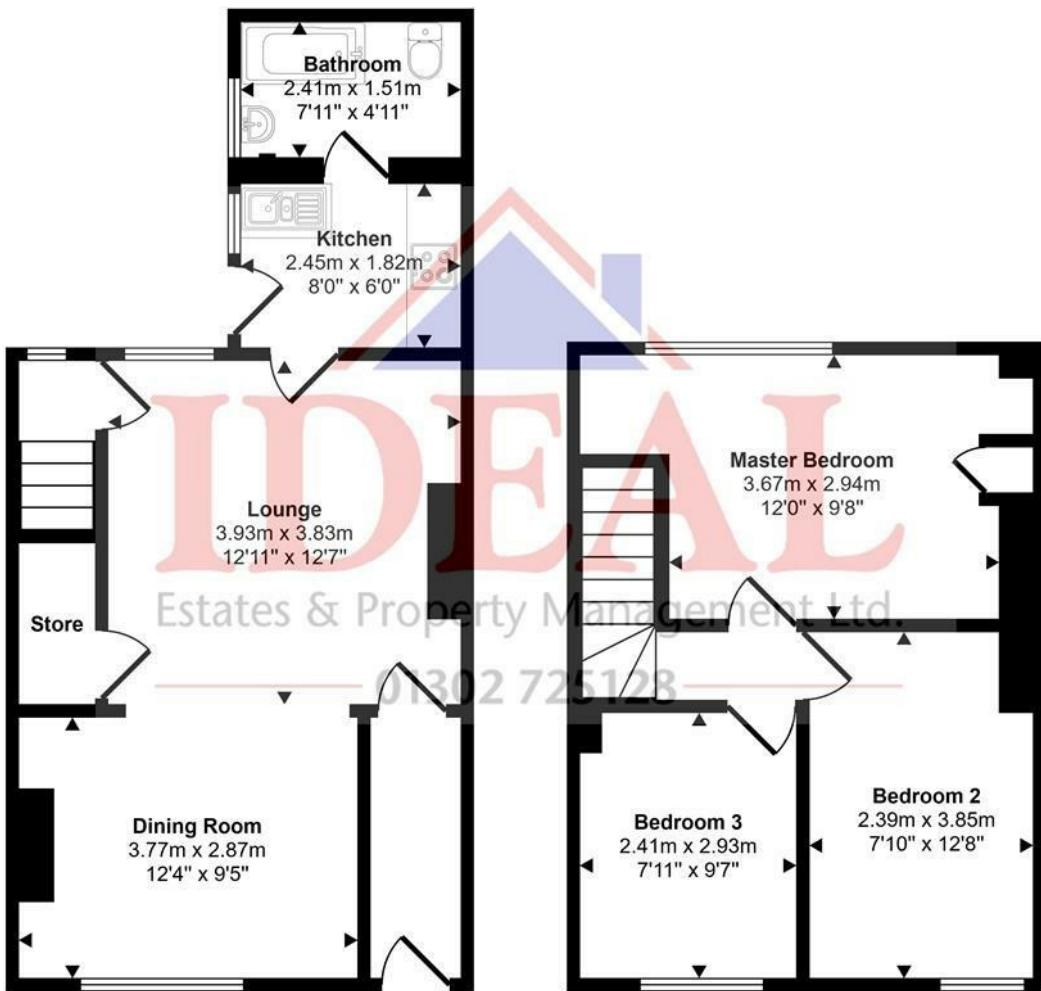
## Directions

Edlington is a town and civil parish in the City of Doncaster, South Yorkshire, England, lying to the south west of Doncaster and Wardsworth.



## Floor Plan

Approx Gross Internal Area  
78 sq m / 835 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	