

Waverley Court, Toll Bar Doncaster

william h brown

welcome to

Waverley Court,Toll Bar Doncaster

This well presented two bedroom mid-terrace bungalow is situated in this popular location and must me viewed to truly appreciate! The property benefits from front and rear gardens and is ideal for those seeking ground floor living.













Entrance Hall
With a front facing sealed unit door, coving to the ceiling, a storage heater and access to the lounge.

Lounge
With rear facing French doors which give access to the garden, there is coving to the ceiling, a storage heater and a dado rail.

Kitchen
Fitted with a range of wall and base units with coordinating worksurfaces housing the stainless steel sink and drainer with mixer tap. There is complimentary tiling, an electric hob, an electric double oven and grill, space for a fridge freezer, tiled flooring and a front facing double glazed window.

Bedroom One
With two rear facing double glazed windows and a storage heater.

Bedroom Two
With front facing double glazed window and a storage heater.

Bathroom
Fitted with a W.C, a wash hand basin and a panelled bath. There is a rear facing obscured double glazed, tiling to the walls and floor and a storage heater.

Outside
To the front of the property there is a driveway whilst to the rear, the garden is pebbled with shrubs and plants to the boarders.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Waverley Court, Toll Bar Doncaster

- TWO BEDROOM MID-TERRACE BUNGALOW
- SOUGHT AFTER LOCATION
- CLOSE TO A RANGE OF SHOPS, SCHOOLS AND AMENITIES
- GARDENS TO FRONT AND REAR
- LOUNGE WITH FRENCH DOORS

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£125,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR127234 - 0004

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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