



Sylvester Avenue, Balby Doncaster

welcome to

Sylvester Avenue, Balby Doncaster

ATTENTION INVESTORS! This two bedroom semi-detached home is offered to the market with no onward chain and presents a fantastic investment opportunity. The property benefits from two reception rooms and is situated close to a host of local amenities and excellent transport links.



Lounge

12' x 11' 4" (3.66m x 3.45m)

With a front facing double glazed window, a front facing external door, a central heating radiator and though access into the dining room.

Inner Hall

With stairs which rise to the first floor landing.

Dining Room

12' 1" x 12' (3.68m x 3.66m)

With a feature fireplace, a central heating radiator and a rear facing double glazed window. A door gives access to the cellar.

Kitchen

9' 2" x 6' 9" (2.79m x 2.06m)

Fitted with a range of wall and base units with coordinating worksurafces housing the sink and drainer with mixer tap. There is an electric hob with extractor above, an electric oven and grill, plumbing for a washing machine and space for a fridge freezer. There is a side facing door into the garden, a side facing double glazed window and a central heating radiator.

First Floor Landing Bedroom One

12' 2" x 12' 1" (3.71m x 3.68m)

With a rear facing double glazed window, a feature fireplace, a central heating radiator, a storage cupboard and access to the bathroom.

Bathroom

Accessed from bedroom one and is fitted with a low flush W.C, a wash hand basin and a bath. There is a cupboard housing the combi boiler, a rear facing double glazed window and a central heating radiator.

Bedroom Two

With a front facing double glazed window and a central heating radiator.

Outside

To the rear of the property there is a mature enclosed garden with a range of shrubs and plants to the borders and a lawn.

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

Sylvester Avenue, Balby Doncaster

- TWO BEDROOM SEMI-DETACHED FAMILY HOME
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- POPULAR LOCATION
- TWO RECEPTION ROOMS AND KITCHEN
- TWO SPACIOUS BEDROOMS AND FAMILY BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127282 - 0002

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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