



**St. Johns Road, Balby Doncaster**



**welcome to**

**St. Johns Road, Balby Doncaster**

This two double bedroom mid-terrace family home is ideal for first time buyers or inventors, with close links to Doncaster city centre and an excellent range of local amenities. The property benefits from a generous kitchen diner and is available with no onward chain!



### **Entrance**

With a front facing composite door which gives access into the lounge.

### **Lounge**

With a front facing double glazed window, laminate flooring, coving to the ceiling and a gas feature fireplace to the focal point of the room.

### **Inner Hall**

With stairs which rise to the first floor landing.

### **Dining Kitchen**

Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer, there is plumbing for a washing machine, space for a cooker, a built in dishwasher and space for a fridge and freezer. There is coving to the ceiling, a central heating radiator and a rear facing double glazed window. A door gives access down to the cellar.

### **Ground Floor Bathroom**

Fitted with a panelled bath with shower over, a low flush W.C and a hand wash basin. There is a central heating radiator, a useful storage cupboard which houses the wall mounted boiler and a rear facing obscured double glazed window.

### **First Floor Landing**

#### **Bedroom One**

With 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 an enclosed hard landscape courtyard garden with fencing to the surround and a rear gate.

### **Cellar**

With steps down from the dining kitchen providing a useful storage area.



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## St. Johns Road, Balby Doncaster

- TWO BEDROOM MID-TERRACE
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- CELLAR PROVIDING USEFUL STORAGE
- FRONT ASPECT LOUNGE
- CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

**£95,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125877 - 0003

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