



Kings Crescent, Edlington Doncaster

welcome to

Kings Crescent, Edlington Doncaster

GUIDE PRICE £100,000-£110,000. ATTENTION INVESTORS! This three bedroom well-presented mid-terraced home has the opportunity to purchase with tenant in situ with current rental income of £700PCM, benefiting from a lounge, a ground floor bathroom and an enclosed rear garden.



Entrance Hall

With a front facing exterior door, tiling to the walls and floor and access to the dining room.

Dining Room

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

Lounge

With a rear facing double glazed window, a central heating radiator and stairs which rise to the first floor landing.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces which incorporates the sink and drainer. There is complimentary splashback tiling, a wall mounted boiler, a gas cooker point, plumbing for a washing machine and space for a fridge-freezer. There is a side facing double glazed window, a tiled floor, a central heating radiator and access to the rear lobby.

Rear Lobby

With a door to the rear garden and access to the ground floor bathroom.

Ground Floor Bathroom

Fitted with a low flush W.C, a wash hand basin on a vanity unit and a panelled bath with shower over. There is partial tiling, a side facing obscure double glazed window and a central heating radiator.

First Floor Landing

Bedroom One

With two rear facing double glazed windows and a central heating radiator.

Bedroom Two

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

Bedroom Three

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

Outside

To the front of the property there is a fenced perimeter with slate features. To the rear the garden is enclosed with a hard standing patio, lawn areas and a gate to the rear service lane.

Additional Information

The vendor has made us aware that the property is to be sold with tenant in situ.

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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Kings Crescent, Edlington Doncaster

- GUIDE PRICE £100,000-£110,000
- THREE BEDROOM MID-TERRACED HOME
- OPPORTUNITY TO PURCHASE WITH TENANT IN SITU
- IDEAL INVESTMENT OPPORTUNITY
- CLOSE TO A RANGE OF SHOPS, SCHOOLS AND LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126357 - 0003

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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