



**14 Lloyds Terrace, Doncaster, DN7 4EL**  
**£120,000 Freehold**

**MARTIN&CO**

## Lloyds Terrace, Dunscroft

3 Bedrooms, 1 Bathroom

**£120,000**

- No Chain
- Three bedroom Mid Terrace
- Modern Fitted Kitchen
- Off Road Parking
- Close to local amenities
- Close to Schools
- Off Road Parking

Available Chain Free: A three bedroom Mid Terrace property, close to local amenities and schools. Briefly comprising of a spacious living room, kitchen on the ground floor. Two double bedrooms, single bedroom and bathroom on the first floor. There is off road parking and large enclosed garden. Viewings are by appointment only.

LIVING ROOM 10' 4" x 17' 10" (3.15m x 5.45m) A spacious

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dual aspect living room

**KITCHEN** 9' 3" x 12' 5" (2.83m x 3.81m) Modern kitchen with a range of black wall and base units, complemented with marble effect work tops. Integrated electric hob, oven and extractor fan. There is plumbing for washing machine.

**BEDROOM** 9' 8" x 9' 8" (2.95m x 2.96m) Double bedroom

**BEDROOM** 7' 6" x 6' 6" (2.29m x 1.99m) Double bedroom

**BEDROOM** 13' 2" x 9' 6" (4.02m x 2.92m) Single Bedroom

**BATHROOM** 10' 0" x 7' 11" (3.06m x 2.43m) Family bathroom with white three piece suite

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We

outsource the initial checks to a partner supplier Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 inc vat This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

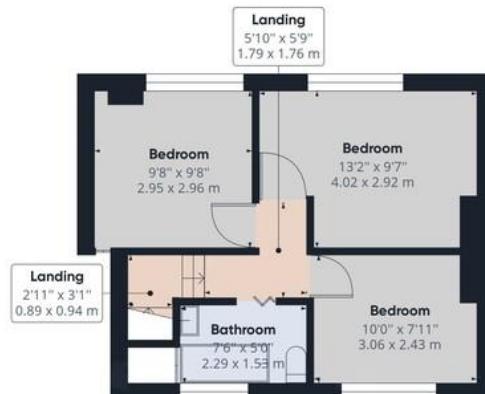








Ground Floor



**Approximate total area<sup>(1)</sup>**

712.28 ft<sup>2</sup>

66.17 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Doncaster

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

