



South Avenue, Bawtry, Doncaster DN10 6PF

welcome to

South Avenue, Bawtry, Doncaster

Ideal FIRST TIME BUYER PROPERTY or FAMILY HOME. Located on a 'no through' road in popular Bawtry with attractive surroundings and within walking distance of amenities. THREE bedrooms, DRIVE, GARAGE and GARDENS. Viewing highly recommended.



Ground Floor Accommodation

Entrance Hall

Accessed via a front facing main entrance door, housing the stairs to the first floor landing and having a central heating radiator and useful under stairs storage area with cupboard.

Cloakroom

Fitted with a low level flush wc. Front facing double glazed window and central heating radiator.

Lounge

Light and bright main reception room with feature fireplace having an inset multi fuel stove, central heating radiator, coving to the ceiling and double glazed French doors out to the garden.

Kitchen/Diner

Spacious, kitchen/diner with an extensive range of modern cabinetry with complimentary worktops, inset stainless steel sink with drainer and modern tiled splashbacks. Benefitting from an integrated hob, oven, dishwasher and fridge/freezer and having space and plumbing for a washing machine. Flooded with natural light from the front, side and rear double glazed windows and having a tiled floor, central heating radiator, coving to the ceiling and rear entrance door.

First Floor Accommodation

Landing

With central heating radiator and useful storage cupboard.

Bedroom One

Double bedroom with a rear facing double glazed window and central heating radiator.

Bedroom Two

Second double bedroom with rear facing double glazed window and central heating radiator.

Bedroom Three

Good size single bedroom with front facing double glazed window and central heating radiator.

Bathroom

Fitted with a bath with shower over, low level flush wc and wash hand basin. Front facing double glazed window, part tiled walls and heated towel rail.

External

Set back from the road behind established laurel hedging and enjoying a corner plot with a gravelled driveway, garage and front garden area. Side pedestrian access gate leads to the rear of the property which offers a further area of decorative gravel and a picket style fence to the enclosed rear garden, being well stocked with a variety of plants and shrubs and has a grassed lawn and paved seating area.

Garage

Detached single garage with up and over door.

Agents Note

Please note that the AML fee covers 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

South Avenue, Bawtry, Doncaster

- Beautiful Semi-Detached House
- Close Proximity to Mayflower Primary School & Making Friends Nursery
- Three Bedrooms
- Spacious Kitchen/Diner
- Off Road Parking and Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107874 - 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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