



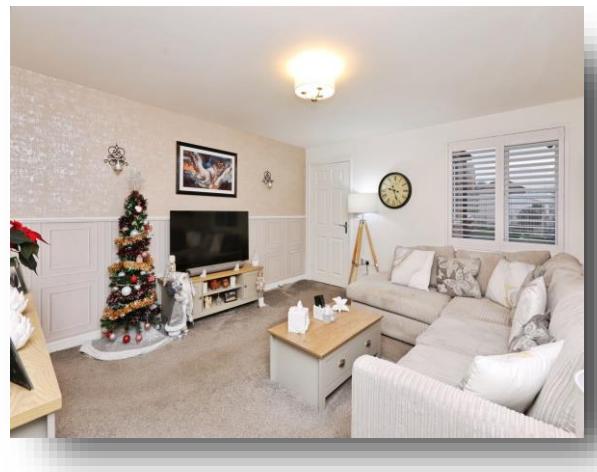
Fulwood Place, Bircotes Doncaster DN11 8GD

 william
h brown

welcome to

Fulwood Place,Bircotes Doncaster

Modern Semi Detached Home ready to move straight in giving a great starter home, manageable for downsizing or even a Buy To Let with a great yield, Viewings are recommended to appreciate the location and all the amenities that are available to a purchaser all within a short walk. Don't Delay !



Entrance Hall

With a front facing entrance door leading into the property, central heating radiator.

Cloakroom

With a side facing obscure double glazed window, low flush wc and a wash hand basin, central heating radiator.

Lounge

Having both front and side facing double glazed windows with shutters and a central heating radiator.

Kitchen

With a range of wall and base units with coordinating worksurfaces and upstand. Stainless steel sink unit and drainer. Integrated gas hob with extractor fan above, electric oven and space for both a washer and dishwasher and a fridge freezer. Storage cupboard, recessed lights to the ceiling, central heating radiator and a rear facing window and door out to the garden.

First Floor

Loft access and a central heating radiator.

Bedroom One

Double Room: With a front facing double glazed window with shutters, wall lights and a central heating radiator.

Bedroom Two

Useful storage cupboard and a rear facing double glazed window, central heating radiator.

Bathroom

Bathroom suite comprising of a wc, basin and a shower cubicle with a shower inset. Tiling to the splashbacks and recessed lights to the ceiling, central heating radiator.

External

To the front of the property is a driveway for parking for a couple of vehicles, gravelled feature area to the front.

Gated at the side leading through into the rear garden where you will find a lawned garden and a paved seating area. Shrubs and plants to the borders, external water supply.

Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.

We are advised by the vendor that a management charge of £91.62 plus vat per annum is payable for the upkeep of communal areas, drainage system and pump.



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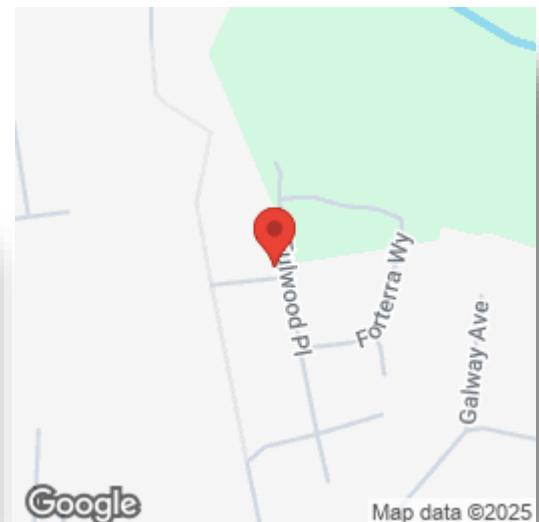
Fulwood Place, Bircotes Doncaster

- Modern Development, Great Location
- Well Maintained Semi Detached
- Lounge
- Breakfast Kitchen
- Two Double Bedrooms

Tenure: Freehold EPC Rating: B

Council Tax Band: A

£160,000



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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.



Property Ref:
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