



Thorne Road, Doncaster

welcome to

Thorne Road, Doncaster

Guide Price £85,000-£90,000. Offered to market with no onward chain is this well-presented two bedroom upper floor flat which is move in ready and ideal for first time buyers or investors. Close to Doncaster Royal Infirmary and the City Centre.



Additional Information

Service charge £672.29 per annum

Entrance Hall

With two electric radiators and a storage cupboard.

Lounge

With a side facing double glazed window, an electric fireplace and electric radiator.

Kitchen

Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. the kitchen has an electric hob with cooker hood above, an electric oven, under counter space for a fridge and plumbing for a washing machine. There is splashback tiling, tiled flooring and a side facing double glazed window.

Bedroom One

With a front facing double glazed window and an electric radiator.

Bedroom Two

With a front facing double glazed window and two electric radiators.

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with mixer tap and shower attachment over. There is splashback tiling, a loft hatch and a side facing obscure double glazed window.

Outside

There is allocated parking.

Agent's 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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Thorne Road, Doncaster

- GUIDE PRICE £85,000-£90,000
- TWO BEDROOM UPPER FLOOR FLAT
- ALLOCATED PARKING
- NO ONWARD CHAIN
- WELL-PRESENTED

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£85,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125647 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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