



Furnival Road, Balby Doncaster

welcome to

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This two double bedroom mid-terraced home is available with no onward chain and is an ideal investment opportunity with rental potential of £700 to £750 PCM. Benefiting from two reception rooms, an enclosed rear garden, cellar and close links to range of schools, shops and local amenities.



Auctioneer's Comments

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Lounge

12' 3" x 11' 11" (3.73m x 3.63m)

With a front facing exterior door, a front facing double glazed window, an electric feature fireplace as the focal point of the room, decorative coving and a central heating radiator.

Inner Lobby

With stairs rising to the first floor landing.

Dining Room

12' 4" x 12' 2" (3.76m x 3.71m)

With a rear facing double glazed window, a central heating radiator and a door with steps down to the cellar.

Kitchen

10' 6" x 6' 4" (3.20m x 1.93m)

With rear and side facing double glazed windows and a side facing door which provides access to the rear garden. Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer. The kitchen has a four ring gas hob, electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is complimentary splashback tiling and a wall mounted boiler.

First Floor Landing

Bedroom One

12' 3" x 12' 2" (3.73m x 3.71m)

With a rear facing double glazed window, a central heating radiator and access to the bathroom.

Bathroom

Fitted with a low flush WC, a panelled bath and a hand wash basin. There is partial tiling, a central heating radiator and a rear facing obscure double glazed window.

Bedroom Two

12' 2" x 11' 11" (3.71m x 3.63m)

With a front facing double glazed window, a built-in storage cupboard, a feature fireplace and a central heating radiator.

Outside

To the rear of the property there is an enclosed lawned and shrubbed garden with outbuilding ideal for garden storage.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ATTENTION INVESTORS
- NO ONWARD CHAN!

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

guide price

£75,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125558 - 0003

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