



Great Central Avenue, Balby Doncaster

welcome to

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GUIDE PRICE £80,000-£85,000. Perfect for an investor or first time buyer is this two bedroom mid-terraced property which is located in this popular location of Balby close to local amenities and transport links. The property is currently being rented out with rental potential of £675pcm.



Lounge

12' 4" x 12' (3.76m x 3.66m)

Accessed through a front facing exterior door. With a front facing double glazed window and a central heating radiator.

Inner Hallway

With stairs which rise to the first floor landing.

Dining Room

13' 2" x 12' 2" (4.01m x 3.71m)

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

Kitchen

9' x 5' 10" (2.74m x 1.78m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric cooker point with cooker hood above, space for a fridge-freezer and plumbing for a washing machine. There is a wall mounted boiler and a side facing double glazed window.

Rear Lobby

There is access through to the ground floor bathroom and a door which gives access to the rear garden.

Ground Floor Bathroom

Fitted with a WC, a wash hand basin and a panelled bath with shower over. There is a central heating radiator and a rear facing obscure double glazed window.

First Floor Landing

Bedroom One

13' 1" x 12' 1" (3.99m x 3.68m)

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

Dressing Room

9' x 5' 10" (2.74m x 1.78m)

With a rear facing double glazed window.

Bedroom Two

12' 3" x 12' (3.73m x 3.66m)

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

Outside

To the rear of the property is an enclosed courtyard style garden with a gate which gives access to the rear service lane.

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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Great Central Avenue, Balby Doncaster

- GUIDE PRICE £80,000-£85,000
- TWO DOUBLE BEDROOM MID TERRACED PROPERTY
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- POPULAR LOCATION
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£80,000-£85,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR124272 - 0005

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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