



Primrose Place, Bessacarr Doncaster

welcome to

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Situated in the sought after location of Bessacarr is this two bedroom first floor flat which is available with no onward chain and is perfect for first time buyers, young couples or investors.



Entrance

A secure intercom entry system gives access to the communal entrance with stairs which rise to the first floor flat.

Entrance Hall

A door gives access to the entrance hall of the flat where there is a built-in storage cupboard and a central heating radiator.

Lounge

With front facing double glazed French doors to the Juliet style balcony, a central heating radiator and an open archway through to the kitchen.

Kitchen

With a side facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has a four ring gas hob with extractor above, an electric oven, an integrated washing machine and fridge

There is tiled splashback, a central heating radiator and vinyl flooring.

Bedroom One

With a front facing double glazed window, a central heating and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a WC, a wash hand basin and a tiled shower cubicle with shower. There is laminate flooring, an extractor fan and a central heating radiator.

Bedroom Two

With a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a WC, a wash hand basin and a bath with shower attachment. There is partial tiling to the walls, laminate flooring, a central heating radiator and an extractor fan.

Outside

There is an allocated parking space.



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Primrose Place, Bessacarr Doncaster

- TWO BEDROOM FIRST FLOOR APPARTMENT
- POPULAR SOUGHT AFTER LOCATION
- OPEN PLAY LAYOUT
- EN-SUITE SHOWER ROOM
- NO ONWARD CHAIN!

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1500.00

Ground Rent: 40.00

This is a Leasehold property with details as follows; Term of Lease 980 years from 01 Jan 2005.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£105,000



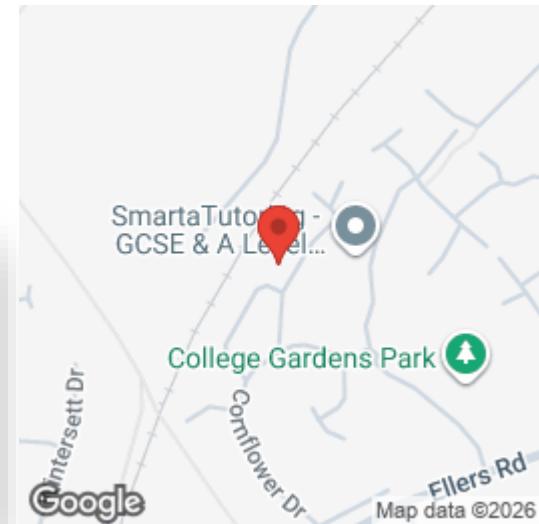
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Property Ref:
DCR125631 - 0004

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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Please note the marker reflects the
postcode not the actual property


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