

Churchills



Moat House Way

Conisbrough, Doncaster DN12 3GE

- END TOWN HOUSE
- SPACIOUS LOUNGE
- ENCLOSED REAR GARDEN
- NO UPWARD CHAIN
- EPC RATING C
- TWO BEDROOMS
- DOWNSTAIRS WC
- OFF ROAD PARKING
- NEW COMBI BOILER

Offers In The Region Of £130,000 Freehold





Location

GROUND FLOOR ACCOMMODATION

ENTRANCE HALLWAY

8'11" * 2'11"

KITCHEN

8'0" * 6'5"

LOUNGE

14'10" * 12'9"

WC

5'6" * 2'7"

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

12'9" * 8'1"

BEDROOM TWO

12'9" * 8'1"

BATHROOM

6'4" * 6'3"

OUTSIDE AND GARDENS

Driveway with parking for 2 cars.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then 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. 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.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier. Heating is gas and supplied by Mains Supplier.

MOBILE COVERAGE

Current mobile coverage for indoors LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

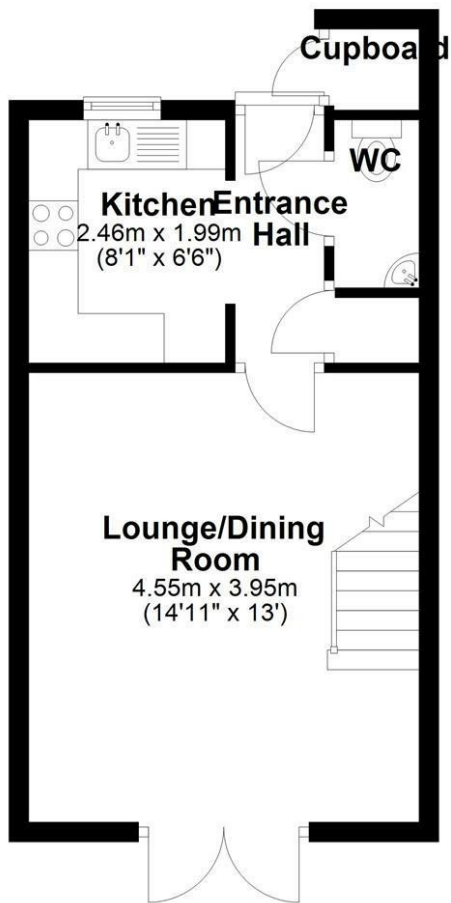
The property broadband speed is excellent with fibre broadband available.



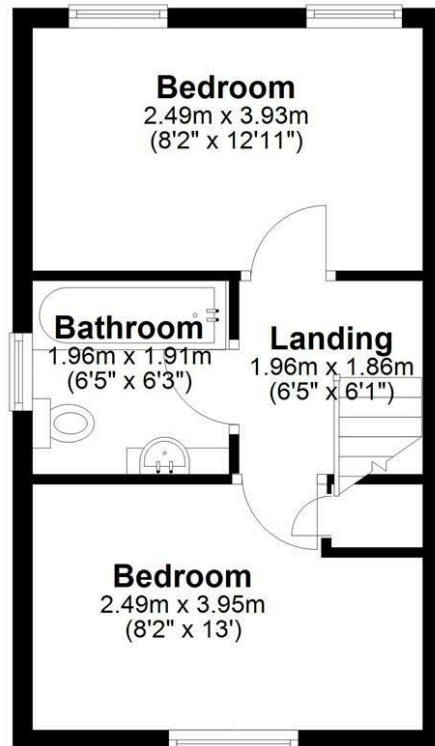
Local Authority DMBC
Council Tax Band A
EPC Rating C



Ground Floor



First Floor



Churchills Sales Office

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Yorkshire, S64 9AS

Contact

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Info@churchillsestateagents.com
www.churchillsestateagents.com

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