



Queens Crescent, Bawtry DONCASTER DN10 6PY

welcome to

Queens Crescent, Bawtry DONCASTER

This well presented SEMI - DETACHED Home, situated within BAWTRY, is Perfect for FIRST TIME BUYERS. Boasting a good sized LOUNGE, Two DOUBLE BEDROOMS and a Convenient DRIVEWAY, providing OFF ROAD PARKING.



Ground Floor Accommodation

Entrance Hall

Welcoming entrance hall housing the stairs to the first floor landing.

Lounge/ Diner

Spacious, dual aspect main reception room, having a gas fire and two central heating radiators.

Kitchen

Comprising of wall and base units with worktop over. Integrating a stainless steel sink/drainage, electric oven and a gas hob. Having a side entrance door, rear facing double glazed window, wall mounted boiler, and a useful understairs storage cupboard. Space for an under counter fridge and washing machine.

First Floor Accommodation

Landing

Bedroom One

Double bedroom, benefitting from a front facing double glazed window, useful storage cupboard and a central heating radiator.

Bedroom Two

Double bedroom, complete with built in cupboards, a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a bath, wash hand basin and a wc. Having part tiled walls, a rear facing double glazed window with obscured view and a central heating radiator.

External

Set back from the road behind a walled front garden, being mainly laid to lawn with a paved driveway. The rear garden is of a generous size with a grassed lawn, timber fencing and mature conifer trees. There is a paved seating area to relax and enjoy and a useful storage outbuilding.

Agents Notes

Please note that the AML fee covers 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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welcome to

Queens Crescent, Bawtry DONCASTER

- Lovely Semi - Detached Home
- Perfect First Time Buyer Property
- Spacious Lounge/Diner
- Two Double Bedrooms
- Driveway

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers over

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108316 - 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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