



**St. Vincent Avenue
Doncaster, DN1 2LS**

Guide Price £165,000

Gao
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MAIN FEATURES:

- **Spacious Mid Terrace House Currently Arranged as a HMO**
- **Good Size Fitted Kitchen/Breakfast Room**
- **Bay Fronted Lounge & Separate Dining Room Both Currently Tenant Rooms**
- **Ground Floor Bathroom/WC**
- **Three First Floor Bedrooms & Further Shower Room/WC**
- **Two Top Floor Bedrooms**
- **Cellar**

Situated on the well-regarded St. Vincent Avenue in Doncaster, this substantial mid-terrace property is offered for sale with no onward chain and presents an excellent opportunity for a range of buyers, including investors and growing families alike. Currently arranged as a House in Multiple Occupation (HMO), the property offers spacious and versatile accommodation set across four floors. The ground floor comprises a good-sized fitted kitchen/breakfast room, together with a bay-fronted lounge and separate dining room, both of which offer flexible living accommodation. A ground floor shower room with WC further enhances practicality and convenience. To the first floor are three well-proportioned bedrooms and a family bathroom/WC, while the top floor provides two further bedrooms, creating ample living space throughout. Additional features include a useful cellar and a low-maintenance rear garden.

St. Vincent Avenue is ideally located within close proximity to Doncaster town centre, offering a wide range of shops, eateries and leisure facilities. The area also benefits from excellent transport links, including Doncaster railway station with direct services to major cities, as well as easy access to the A1(M) and M18. Nearby schools, employment opportunities and local amenities make this a highly convenient and well-connected location. An excellent opportunity to acquire a substantial property in a popular residential area, offered to the market with no onward chain.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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