

HUNTERS®

HERE TO GET *you* THERE



Amcott Avenue
Misterton, Doncaster, DN10 4EQ

£135,000

2 1 1 C

Council Tax: A



26 Amcott Avenue

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£135,000



ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

With stairs rising to the first floor accommodation and door giving access to:

LOUNGE

13'10" x 11'10" (4.24m x 3.61m)

uPVC double glazed window to the front elevation, radiator and fireplace housing multi fuel stove. Door in turn giving access to:

BREAKFAST KITCHEN

14'10" x 7'3" (4.54m x 2.22m)

uPVC double glazed entrance door to the rear elevation giving access out to the garden and uPVC double glazed window to the rear elevation, contemporary fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap over, space for cooker, provision for automatic washing machine, space for further low level appliance and breakfast bar with radiator under. Folding door gives access into useful under stairs storage area with power allowing provision for further appliances.

FIRST FLOOR LANDING

Loft access, radiator and doors giving access to:

BEDROOM ONE

12'0" x 10'7" (3.66m x 3.25m)

uPVC double glazed window to the front elevation, radiator and doorway into useful closet space.

BEDROOM TWO

10'9" x 8'4" (3.30m x 2.55m)

uPVC double glazed window to the rear elevation, radiator and fitted linen cupboard housing the gas fired central heating boiler.

SHOWER ROOM

6'9" x 6'2" (2.08m x 1.89m)

uPVC double glazed window to the rear elevation, suite comprising w.c. hand basin mounted in vanity unit and walk in double shower with mermaid boarding splash backs, chrome heated towel rail and tiled flooring.

EXTERNALLY

To the front is a hedge lined garden with low maintenance astroturf and pathway leading to the front entrance door. To the rear is an enclosed low maintenance garden with patio area, low maintenance astroturf and decking feature to the rear. Space for garden shed.

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'A'

TENURE - Freehold

'Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



Hybrid Map

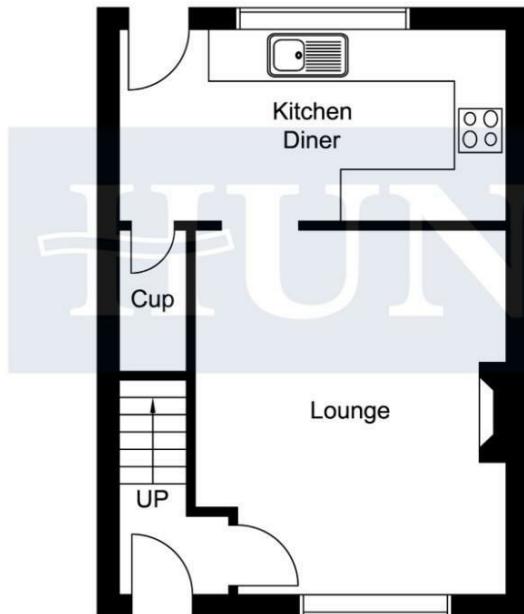


Terrain Map

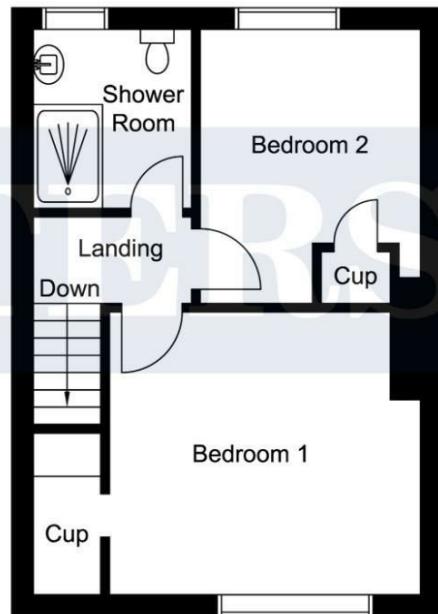


Floor Plan

Ground Floor
29 sq m/312.15 sq ft
Approx.



First Floor
29 sq m/312.15 sq ft
Approx.

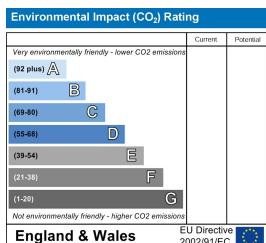
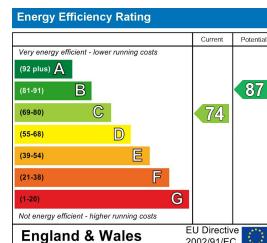


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan...
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Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.