

Victoria Road,Bentley Doncaster

william h brown

welcome to

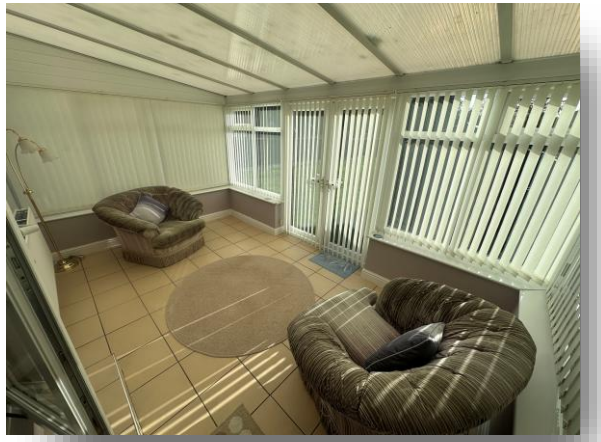
Victoria Road,Bentley Doncaster

Situated in this sought after location, this well presented and spacious three bedroom semi-detached property benefits from off-road parking, a generous enclosed rear garden, a ground floor W.C., and a dual aspect lounge. Ideal for a first time buyer or investor!













Entrance Hall
With a front facing double glazed sealed unit door, a central heating radiator, stairs which rise to the first floor landing and access into the store.

Store
Accessed from the entrance hall with a side facing double glazed window.

Lounge
19' 11" x 11' 10" (6.07m x 3.61m)
A spacious duel aspect lounge with a front facing double glazed window, rear facing doors to the conservatory, a central heating radiator and laminate flooring. There is a log burner and coving to the ceiling.

Conservtaory
13' 4" x 8' 5" (4.06m x 2.57m)
With side and rear facing double glazed windows, a central heating radiator, tiled flooring and double glazed French doors to the garden.

Kitchen
13' 7" x 12' 3" (4.14m x 3.73m)
Fitted with a range of wooden wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a four ring gas hob with extractor above, plumbing for a washing machine, space for a fridge freezer and a cooker point. There is access to the ground floor W.C and rear garden.

Ground Floor W.C
Fitted with a low flush W.C and a side facing obscured double glazed window.

First Floor Landing
With a side facing double glazed window, a useful storage cupboard housing the combi boiler and access to all bedrooms and family shower room.

Bedroom One
13' 5" x 11' 6" (4.09m x 3.51m)
A spacious principal bedroom with a rear facing double glazed window and a central heating radiator.

Bedroom Two
13' 5" x 8' 2" (4.09m x 2.49m)
Another double room with a front facing double glazed window and a central heating radiator.

Bedroom Three
11' 1" x 8' 6" (3.38m x 2.59m)
With a rear facing double glazed window and a central heating radiator.

Shower Room
Fitted with a low flush W.C, a wash hand basin on a vanity unit and a double shower cubical with shower. There is tiling to the walls and floor, a heated towel rail and a side facing obscured double glazed window.

Outside
To the front of the property is a generous enclosed block-paved driveway, providing ample off-road parking for multiple vehicles. To the rear is a substantial enclosed garden, predominantly laid to lawn and complemented by a patio seating area, making it ideal for outdoor dining and entertaining. The garden is fully enclosed with fencing, offering a good degree of privacy and security.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

welcome to

Victoria Road, Bentley Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER POPULAR LOCATION
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- CONSERVATORY
- SPACIOUS LOUNGE

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£175,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127406

The Property Ombudsman

Property Ref:
DCR127406 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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