



william
h brown
for sale
Doncaster
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williambrown.co.uk

Thorne Road, Doncaster



welcome to

Thorne Road, Doncaster

Guide Price £90,000-£95,000. Offered to market with no onward chain is this two bedroom ground floor flat which is ideal for first time buyers or investors. Benefiting from allocated parking and useful cellar spaces. Close to Doncaster Royal Infirmary and the City Centre.



Additional Information

Service charge £552.79 per annum.

Entrance Hall

With a central heating radiator and a useful airing cupboard.

Lounge

With a front facing double glazed bay window, a central heating radiator and an electric fireplace.

Kitchen

Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap.

The kitchen has an electric hob with extractor above, electric oven, an integrated fridge and integrated slimline dishwasher. There is tiling to the walls, coving to the ceiling and a side facing double glazed window.

Bedroom One

With a rear facing double glazed window and a central heating radiator.

Bedroom Two

With a side facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a bath with mixer taps and shower attachment over. There is coving to the ceiling, tiling to the walls and floor, a central heating radiator and a side facing obscure double glazed window.

Cellar One

16' 10" x 8' 10" (5.13m x 2.69m)

With a central heating radiator and built-in desk space.

Cellar Two

11' 7" x 8' 2" (3.53m x 2.49m)

With a central heating radiator and boiler.

Cellar Three

14' 9" x 12' 5" (4.50m x 3.78m)

With a sink, storage cupboards and a central heating radiator.

Cellar Four

12' 2" x 4' (3.71m x 1.22m)

With access to the WC.

Cellar W.C.

Fitted with a WC.

Outside

With an allocated parking space.



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- GUIDE PRICE £90,000-£95,000
- TOW BEDROOM GROUND FLOOR FLAT
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN
- CELLAR STORAGE ROOMS

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

guide price

£90,000-£95,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125645 - 0002

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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