



7 Cecil Avenue, Warmsworth – DN4 9QP

Doncaster

£130,000

7 Cecil Avenue

Warmsworth, Doncaster

Well-maintained two-bedroom terrace in central Doncaster Ideal for investors or first-time buyers. With a spacious kitchen, bright lounge, garden and easy access to amenities and transport. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Ideal for first-time buyers or investors
- Two double bedrooms
- Ready to move into
- Excellent access to city centre, local amenities & motorway links
- Spacious kitchen/diner with newly installed combi boiler with 5 year warranty
- Enclosed rear garden with patio and storage outbuilding
- Bright front lounge with bay window



Attention investors and first-time buyers.

We are pleased to present this well-maintained two-bedroom terraced home, ideally located in a central and highly convenient position and ready for immediate occupation.

The accommodation briefly comprises a spacious kitchen/diner fitted with a range of wall and base units, electric oven, gas hob, useful under-stairs storage and a newly installed combi boiler with a five-year warranty. To the front of the property is a bright and welcoming lounge featuring a large bay window.

To the first floor are two well-proportioned double bedrooms and a family bathroom complete with a bath and overhead shower.

Externally, the property benefits from an enclosed rear garden with a lawn, patio area and an outbuilding offering additional storage.

Situated in a popular suburb of Doncaster, the property enjoys easy access to a wide range of local amenities, the city centre and excellent motorway links, making it an ideal purchase for both owner-occupiers and investors alike.

- Lounge - 4.3m x 4.3m max
- Kitchen - 4.3m x 4.3m max
- Bedroom 1 - 3.7m x 4.3m
- Bedroom 2 - 3.3m x 2.6m
- Bathroom - 2.4m x 1.6m









- **Ground Floor 37.4 sqm**
- **First Floor 35.3 sqm**
- **Total 72.7 sqm**

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.