HUNTERS®

HERE TO GET *you* THERE



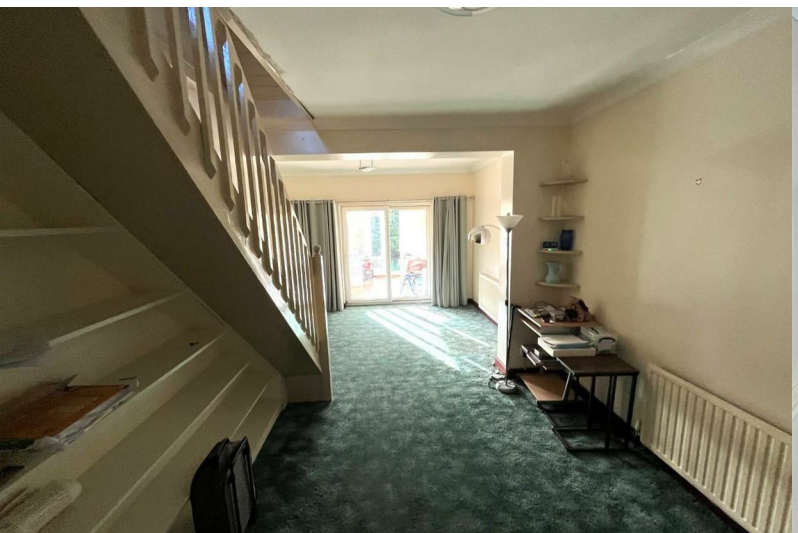
Alexandra Road

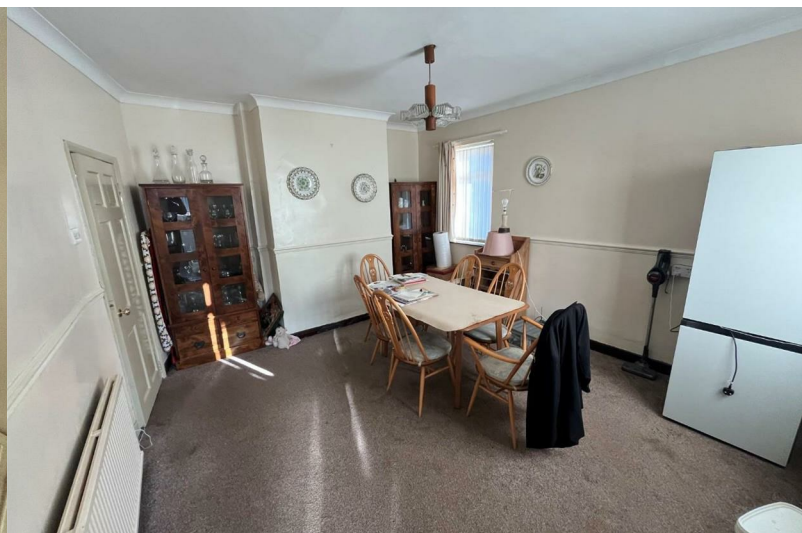
Bircotes, DN11 8EZ

£225,000

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Council Tax: B



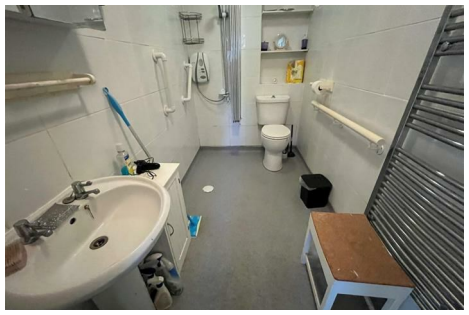


17 Alexandra Road

Bircotes, DN11 8EZ

£225,000





DESCRIPTION

Briefly the property comprises a porched entrance hall, lounge/diner, separate dining room/second reception, kitchen, conservatory, two bedrooms and a wet room to the ground floor whilst the first floor accessed via stairs in the lounge has a further bedroom. There is a garden to the rear and garage to the side with off street parking available for several vehicles. The property also benefits from gas central heating and double glazing.
Bircotes and Harworth is a conurbation situated four miles to the west of the market town of Bawtry and ten miles south of the city of Doncaster. It has good transport links being only a short drive to the A1 and the motorway network and the east coast mainline runs through Doncaster and Retford. The area has a good level of amenities including a primary school and the Serlby Park Academy. There are a range of shops including Asda and Aldi, a Doctors surgery and leisure centre.

ACCOMMODATION

Ramp leading to white uPVC door with ornate glass panels and two lights to either side opening into:

ENTRANCE PORCH

3'6" x 3'0" (1.07m x 0.93m)
With further wood door with glass panels leading into:

ENTRANCE HALL

4'1" x 15'1" (1.27m x 4.62m)
Providing access to two bedrooms, lounge, dining room and wet room, ornate arch, smoke alarm to ceiling, wood panel flooring, radiator with shelf over.

LOUNGE/DINER

12'9" x 23'8" (3.89m x 7.23m)
TV aerial, smoke alarm to ceiling, shelving, stairs rising to first floor accommodation, three radiators and sliding doors into:

CONSERVATORY

9'5" x 13'1" (2.88m x 3.99m)
Wood panel flooring, door opening to the rear garden.

DINING ROOM /SECOND RECEPTION

12'9" x 14'6" (3.90m x 4.42m)
Windows to the rear and side elevations, two radiators and door into:

KITCHEN

7'1" x 9'9" (2.17m x 2.99m)
Wall and base units in grey with complementary worktops, built in oven and grill, four ring Candy induction hob with extractor fan over, space for fridge freezer. washing machine and dishwasher, one and a half stainless steel sink with mixer tap, wall mounted Ideal boiler in wall unit, window to the rear elevation.

BEDROOM ONE

11'8" x 11'10" (3.58m x 3.62m)
Bay window to the front elevation and radiator.

BEDROOM TWO

9'7" x 11'3" (2.93m x 3.43m)
Built in wardrobes and separate cupboard, spotlights to ceiling, wood panel flooring, bay window to the front elevation and radiator.

WET ROOM
5'1" x 8'10" (1.55 x 2.70m)
Tiled throughout with Redring Selectronic shower and screen, low level flush wc, pedestal wash hand basin, vanity unit, recess shelving, extractor fan.

FIRST FLOOR BEDROOM
11'11" x 11'8" (3.65m x 3.58m)
Built in wardrobe and cupboard, shelving, eaves storage, spotlights to ceiling with smoke alarm, window to the front elevation and radiator.

EXTERNALLY
To the front is a buffer garden with drive to the side allowing off street parking for several vehicles and leading to the garage, The rear garden is on two levels with steps and is laid to lawn and paving with a tree, greenhouse, outside tap, light and gate to the side drive.

GARAGE
8'3" x 17'8" (2.53 x 5.41)
Concrete section with electric door to the front, power and lighting.

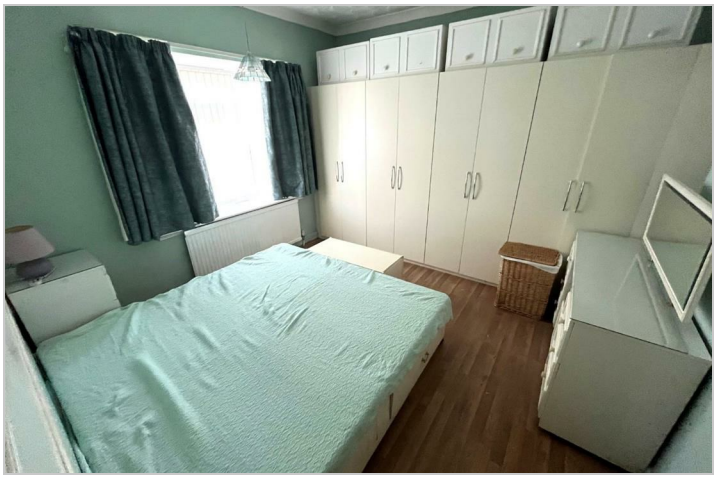
AGENTS NOTE
We are advised the property is being sold via Probate and has been applied for.

TENURE -Freehold

COUNCIL TAX
Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band "B"

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 at £45.00 + VAT

PROPERTY INFORMATION FORM
https://app.coadjute.com/ent/share/149c97d9-a800-49b1-81eb-69e1675690af





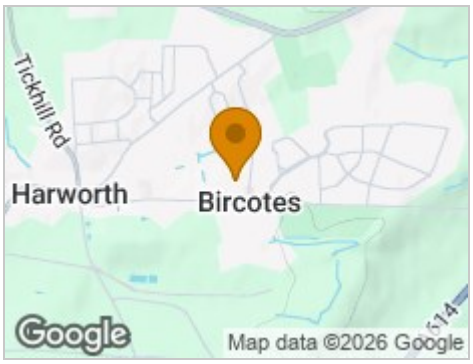

Road Map



Hybrid Map



Terrain Map



Floor Plan

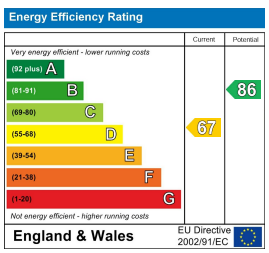


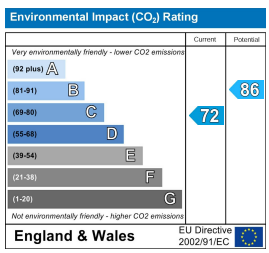
PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

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.

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