



Furnival Road, Balby Doncaster

welcome to

Furnival Road, Balby Doncaster

This two double bedroom mid-terraced home is available with no onward chain and is an ideal investment opportunity with rental potential of £700 to £750 PCM. Benefiting from two reception rooms, an enclosed rear garden, cellar and close links to range of schools, shops and local amenities.



Lounge

12' 3" x 11' 11" (3.73m x 3.63m)

With a front facing exterior door, a front facing double glazed window, an electric feature fireplace as the focal point of the room, decorative coving and a central heating radiator.

Inner Lobby

With stairs rising to the first floor landing.

Dining Room

12' 4" x 12' 2" (3.76m x 3.71m)

With a rear facing double glazed window, a central heating radiator and a door with steps down to the cellar.

Kitchen

10' 6" x 6' 4" (3.20m x 1.93m)

With rear and side facing double glazed windows and a side facing door which provides access to the rear garden. Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer. The kitchen has a four ring gas hob, electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is complimentary splashback tiling and a wall mounted boiler.

First Floor Landing

Bedroom One

12' 3" x 12' 2" (3.73m x 3.71m)

With a rear facing double glazed window, a central heating radiator and access to the bathroom.

Bathroom

Fitted with a low flush WC, a panelled bath and a hand wash basin. There is partial tiling, a central heating radiator and a rear facing obscure double glazed window.

Bedroom Two

12' 2" x 11' 11" (3.71m x 3.63m)

With a front facing double glazed window, a built-in storage cupboard, a feature fireplace and a central heating radiator.

Outside

To the rear of the property there is an enclosed lawned and shrubbed garden with outbuilding ideal for garden storage.

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.



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Furnival Road, Balby Doncaster

- ATTENTION INVESTORS
- NO ONWARD CHAN!
- ATTRACTIVELY PRICED
- ENCLOSED REAR GARDEN
- TWO RECEPTION ROOMS

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

offers in excess of

£70,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125558 - 0004

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.

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