

Broc-O-Bank,Norton DONCASTER

william h brown

welcome to

Broc-O-Bank,Norton DONCASTER

GUIDE PRICE £190,000 - £200,000

This impressive four bedroom semi-detached home has been extended to the rear creating spacious and versatile accommodation throughout. Recently renovated and presented in move-in condition making it ideal for a growing or extended family! no onward chain.













Entrance Hall
With a front facing composite door, a central heating radiator and stairs which rise to the first floor landing.

Lounge
With a front facing double glazed window, a central heating radiator and open access through to the dining room.

Dining Room
Open plan to the kitchen with a central heating radiator.

Kitchen
Fitted with a range of wall and base units with coordinating worksurfaces housing the stainless steal sink and drainer with mixer tap. There is a cooker point, an extractor fan, undercounter space for a fridge and laminate flooring. There is a rear facing double glazed window and access into the utility room.

Utility Room
With space for white goods, a wall mounted boiler, a side facing double glazed window and a rear facing door to the garden room.

Ground Floor Bathroom
Fitted with a low flush W.C, a wash hand basin, a bath tub and a side facing obscured double glazed window.

Garden Room
With double glazed French doors, a rear facing double glazed window, a skylight and access to the W.C. There is a further side access door from the side.

W.C
With a low flush W.C, a wash hand basin and an extractor fan.

First Floor Landing
With access to the loft via the hatch.

Bedroom One
With built in wardrobes, a front facing double glazed window and a central heating radiator.

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

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

Bedroom Four
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 and a shower cubical with shower.

Outside
To the front of the property there is a generous driveway whist to the rear the garden is mainly laid to lawn with fencing to the perimeter.

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

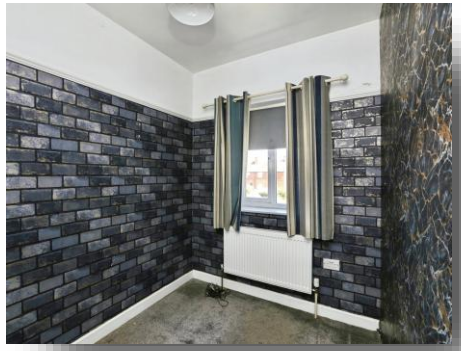
Broc-O-Bank, Norton DONCASTER

- GUIDE PRICE £190,000 - £200,000
- FOUR BEDROOM SEMI-DETACHED PROPERTY
- GENEROUS EXTENSION TO THE REAR
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- MODERNISED THROUGHOUT

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

guide price

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126958

The Property Ombudsman

Property Ref:
DCR126958 - 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.

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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