



**Ramsden Road, Hexthorpe Doncaster**



**welcome to**

**Ramsden Road, Hexthorpe Doncaster**

Attention investors! With opportunity to purchase with tenant in situ at £550pcm is this two bedroom well presented mid-terrace home, with close links to the city centre, a generous rear garden and two reception rooms. Attractive investment opportunity.



### **Lounge**

With a front facing double glazed exterior door giving access into the lounge, there is a front facing double glazed window, coving to the ceiling, a central heating radiator and stairs which rise to the first floor landing.

### **Dining Room**

With a rear facing double glazed window, a central heating radiator and a open archway into the kitchen. A door provides access to the cellar.

### **Kitchen**

Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer with mixer tap. There is a cooker hood, a four rig gas hob, space for a oven and grill, plumbing for a washing machine and space for a fridge freezer. There is a side facing external door to the rear garden, a rear facing double glazed window and a wall mounted boiler.

### **First Floor Landing**

With a central heating radiator and spotlights to the ceiling.

### **Bedroom One**

With a front facing double glazed window, a central heating radiator, a loft hatch and a storage cupboard.

### **Bedroom Two**

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

### **Bathroom**

Fitted with a low flush W.C, a hand wash basin and a panelled bath. There is partial tiling, a heated towel rail and rear facing obscured double glazed window.

### **Outside**

To the front of the property there is on street parking, whilst to the rear there is a sheltered porch with a generous lawned garden, a footpath and a rear gate to the surface lane.

### **Additional Information**

The vendors are wanting to sell with tenant is situ - current rent is £550PCM.



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## **Ramsden Road, Hexthorpe Doncaster**

- TWO BEDROOM MID-TERRACE HOME
- IDEAL INVESTMENT OPPORTUNITY
- OPPORTUNITY TO PURCHASE WITH TENANT IN SITU
- RENTAL POTENTIAL OF £550PCM WITH A GROSS ANNUAL YIELD OF OVER 7%
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£85,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125752 - 0003

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