



Bedford Court, Bawtry Doncaster DN10 6RU

welcome to

Bedford Court, Bawtry Doncaster

Attention FIRST TIME BUYERS or BTL INVESTORS, we offer this TWO BEDROOM, MEWS HOUSE Set within the Sought After Market Town of Bawtry. Boasting a SPACIOUS LOUNGE, TWO EN-SUITES and a Low Maintenance ENCLOSED REAR GARDEN and GARAGE. Viewing is highly advised.



Ground Floor Accommodation

Entrance Hall

Having a central heating radiator and coving to the ceiling.

Cloakroom Wc

Benefitting from a wc, pedestal wash hand basin with splashback tiling, front facing double glazed window with obscured view, a central heating radiator and coving to the ceiling.

Lounge

Spacious main reception room, having a feature fireplace, rear facing double glazed window and the stairs leading to the first floor accommodation. Having a rear UPVC door, two central heating radiators, coving to the ceiling and a useful understairs storage cupboard.

Kitchen

Modern fitted kitchen with a range of wall and base units with worktop over, incorporating a breakfast bar and a stainless steel sink with drainer. Benefitting from integrated appliances including oven with hob, dishwasher and a fridge/freezer. Front facing double glazed window, wall mounted boiler, tiled splashbacks and coving to the ceiling. Space for a washing machine.

First Floor Accommodation

Landing

Hosting a storage cupboard, central heating radiator and loft access.

Bedroom One

Double bedroom, complete with fitted wardrobes, a front facing double glazed window, central heating radiator and coving to the ceiling.

En-Suite

Boasting a bath with overhead shower and glass shower screen, wc and a wash hand basin. Having a front facing double glazed window with obscured view, central heating radiator, tiling to the walls and coving to the ceiling.

Bedroom Two

Double bedroom with a rear facing double glazed window, central heating radiator and coving to the ceiling.

En-Suite

Fitted with a shower cubicle, wc and wash hand basin. Rear facing double glazed window with obscured view, central heating radiator, tiling to the flooring and walls and coving to the ceiling.

External

Externally, the property flaunts an open plan front elevation with a gravelled area overlooking communal gardens well stocked with plants and shrubs.

The low maintenance rear garden offers a paved seating area, decorative pebbled areas with planted flower beds and can be accessed via a rear pedestrian gate.

Garage

Single garage en bloc with up and over door.

Agents Note

A contribution of approximately £130 per annum is payable to a residents group for the upkeep of the courtyard garden and communal areas.



view this property online williamhbrown.co.uk/Property/BWY108288



welcome to

Bedford Court, Bawtry Doncaster

- Beautiful Mews House
- Ideal First Time Buyer Property
- Well Equipped Kitchen
- Two Bedrooms with En-Suite Facilities
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£225,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108288



Property Ref:
BWY108288 - 0002

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



williamhbrown.co.uk