

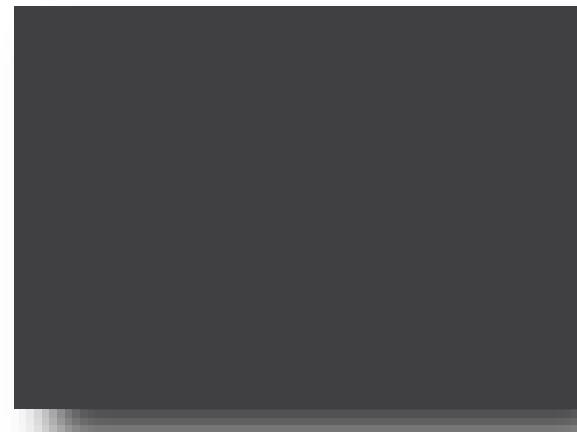


**Laurel Road, Armthorpe Doncaster**

**welcome to**

**Laurel Road, Armthorpe Doncaster**

This well-presented two bedroom ground floor flat is available with no onward chain and has shared gardens and a gated drive. The property is situated in this popular location close to a host of local amenities and transport links.



## **Communal Entrance Hall**

With a front facing composite door, a built-in storage cupboard, laminate flooring and a central heating radiator.

## **Lounge**

17' 2" x 11' 7" ( 5.23m x 3.53m )

With rear facing double glazed French doors and two central heating radiators.

## **Kitchen**

13' 11" x 6' 5" ( 4.24m x 1.96m )

With a rear facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with extractor above, an electric oven and under counter space and plumbing for a washing machine. There is splashback tiling, vinyl flooring and a central heating radiator.

## **Bedroom One**

13' 7" x 8' 4" ( 4.14m x 2.54m )

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

## **Bedroom Two**

9' x 5' 10" ( 2.74m x 1.78m )

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

## **Bathroom**

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin and a bath with shower over and tiled surround. There is a central heating radiator, vinyl flooring and an extractor fan.

## **Outside**

To the front of the property there is gated allocated block paved driveway providing off road parking whilst to the rear there is an enclosed mainly laid to lawn communal garden with block paved patio.



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welcome to

## Laurel Road, Armthorpe Doncaster

- TWO BEDROOM GROUND FLOOR FLAT
- GOOD SIZED LOUNGE
- GATED DRIVE
- SHARED GARDENS
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2007.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£80,000**



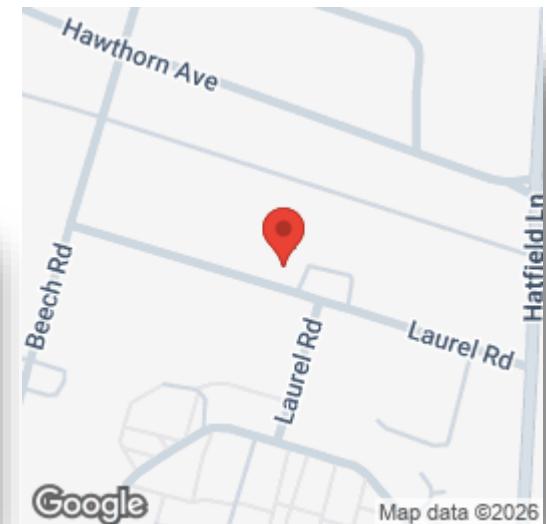
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Property Ref:  
DCR125950 - 0002

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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.



Please note the marker reflects the  
postcode not the actual property



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