



Wroxham Way, Cusworth Doncaster

welcome to

Wroxham Way, Cusworth Doncaster

GUIDE PRICE £150,000-£160,000 This two bedroom spacious semi-detached family home is ideal for a first time buyer or growing family, benefiting from a garage, a shared drive and a superb generous rear garden. Situated within close reach to a range of shops, schools and amenities.



Entrance

With a side facing exterior door and a side facing double glazed window.

Lounge

With a front facing double glazed window, coving to the ceiling, stairs which rise to the first floor landing and a feature fireplace as the focal point of the room.

Dining Room

With a gas feature fireplace, a side facing double glazed window, a central heating radiator and a useful storage pantry.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob with extractor above, an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is a rear facing double glazed window, rear facing French doors to the garden, complimentary tiling and a central heating radiator.

First Floor Landing

With a side facing double glazed window.

Bedroom One

With a front facing double glazed window and a useful storage cupboard.

Bedroom Two

With a rear facing double glazed window and a useful storage cupboard.

Family Bathroom

Fitted with a low flush W.C, a shower cubicle with shower and a wash hand basin. There is a rear facing double glazed window, coving to the ceiling and a heated towel rail.

Outside

To the front of the property there is a hard landscaped garden providing a low maintenance frontage, there is a shared driveway which is paved

and in-turn leads to the garage. To the rear the garden is graveled and enclosed with fencing.

Garage

With an up and over door.

Notes

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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Wroxham Way, Cusworth Doncaster

- GUIDE PRICE £150,000-£160,000
- TWO BEDROOM SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- IDEAL STARTER HOME

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126648 - 0003

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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