



St. Johns Road, Balby Doncaster

welcome to

St. Johns Road, Balby Doncaster

Attention investors and first time buyers! This two double bedroom mid-terrace home benefits from close links to the city centre, two reception rooms and is available with no onward chain!



Entrance Hall

With a front facing exterior door, coving to the ceiling, a central heating radiator, stairs rising to the first floor landing and access into the lounge.

Lounge

10' 9" x 9' 6" Max (3.28m x 2.90m Max)

With a front facing double glazed window, a feature fire place, coving to the ceiling and a central heating radiator.

Dining Room

12' x 12' 8" Max (3.66m x 3.86m Max)

With a rear facing single glazed window and a rear facing double glazed window, there are two central heating radiators, coving to the ceiling and a door which provides access to the kitchen and cellar.

Cellar

With steps down front the dining room and two central heating radiators.

Kitchen

9' 6" x 7' 8" (2.90m x 2.34m)

With a door to the side, a rear facing double glazed window and a central heating radiator. The kitchen has a range of wall and base units with coordinating worksurfaces which incorporates the sink and drainer with mixer tap, there is a tiled splashback, space for a electric cooker, space for a fridge freezer and plumbing for a washing machine.

First Floor Landing

Bedroom One

12' 9" Max x 10' 9" (3.89m Max x 3.28m)

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

Bedroom Two

9' 7" Max x 8' 11" (2.92m Max x 2.72m)

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

Bathroom

Fitted with a rear facing obscured double glazed window, theres a extractor fan, a fitted storage cupboard, a panelled bath with mixer tap and a low flush WC. The room has a hand wash basin on a vanity unit, tiling and a central heating radiator.

Outside

To the front of the property there is on street parking whilst to the rear the garden is mainly laid to lawn with paved patio areas ideal for outdoor entertaining, there is a gate to the rear service lane and a useful storage shelter.

Agent's Note

The vendor has made us aware that the property benefits from solar panelles - contact the branch for further details.

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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welcome to

St. Johns Road, Balby Doncaster

- TWO DOUBLE BEDROOM MID-TERRACE HOME
- DINING ROOM
- LOUNGE
- NO ONWARD CHAIN
- IDEAL FOR INVESTORS OR FIRST TIME BUYERS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125554 - 0005

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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