



Bassey Road, Branton Doncaster

welcome to

Bassey Road, Branton Doncaster

Guide price: £190,000-£200,000. Situated on a quiet cul-de-sac in this highly sought after village is this three bedroom semi-detached home with a tropical front garden, driveway and garage. Benefiting from a corner plot position and available with no onward chain!



Entrance Hall

With a front facing exterior door, central heating radiator, useful storage cupboard and access to the lounge.

Lounge Dining Room

With a front facing double glazed bowed window, an electric feature fireplace as the focal point of the room, coving to the ceiling, two central heating radiators, stairs which rise to the first floor and rear facing patio doors which lead out to the rear garden.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas cooker point, plumbing for a dishwasher and space for a fridge-freezer. There is coving to the ceiling, a rear facing double glazed window and rear facing door leading out to the rear garden. Access to the integral garage.

First Floor Landing

With a side facing double glazed window and fitted bookcase.

Bedroom One

With a rear facing double glazed window, coving to the ceiling, a central heating radiator and fitted wardrobes and chest of drawers.

Bedroom Two

With a front facing double glazed window, coving to the ceiling, a central heating radiator and fitted wardrobes.

Bedroom Three

With a rear facing double glazed window, a central heating radiator and fitted office furniture including a desk, cupboards and drawers.

Separate W.C.

Fitted with a low flush WC, coving to the ceiling, partial tiling to the walls, tiled flooring and a front facing obscure double glazed window.

Bathroom

Fitted with a floating wall mounted wash hand basin with mixer tap and a panelled bath with shower over and screen. There is coving to the ceiling, wall to floor tiling, a heated towel rail, an airing cupboard with shelving and a front facing obscure double glazed window.

Outside

To the front of the property there is a driveway providing off road parking which in-turn leads to the integral garage. There is a lawned area with tropical plants and trees. To the side of the property there is an additional enclosed secret garden with lawn, patio area, garden shed and shrubs, plants and trees to the borders. To the rear of the property there is an enclosed low maintenance block paved patio rear garden with raised well-stocked borders, a sheltered canopy and a greenhouse.

Integral Garage

With an up and over door, plumbing for a washing machine, space for an additional fridge-freezer and a wall mounted boiler. Access through to the kitchen.

Additional Information

The vendor has made us aware that the property has solar panels, contact the branch for further details.

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Note

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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Bassey Road, Branton Doncaster

- GUIDE PRICE: £190,000-£200,000
- CORNER PLOT LOCATION
- TROPICAL FRONT GARDEN AND SECRET SIDE GARDEN
- DRIVEWAY AND INTEGRAL GARAGE
- OPEN PLAN LOUNGE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£190,000-£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125734 - 0004

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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