



Christ Church Road, Doncaster

welcome to

Christ Church Road, Doncaster

GUIDE PRICE £300,000-£325,000 A fantastic opportunity to purchase an eight bedroom HMO with accommodation arranged over three floors and located within close proximity of a range of local amenities, Doncaster town centre and a range of transport links.



Bedroom One

15' 8" x 14' 5" (4.78m x 4.39m)

With a front facing double glazed bay window, a gas fire and laminate flooring. The room has a kitchen area with a range of wall and base units housing the four ring gas hob with extractor fan above.

Bedroom Two

14' 3" x 12' 9" (4.34m x 3.89m)

A good sized room with a side facing double glazed window, a wall mounted gas fire and laminate flooring. The room has a fitted corner kitchen with a four ring gas hob, a extractor hood, a integrated oven and space for white goods.

Rear Lobby

With a side facing sealed unit door, tiled flooring, plumbing for a washing machine and a cupboard which houses the gas central heating boiler.

Wet Room

Fitted with a modern suite which comprised of a wash hand basin, a low flush WC, a walk in shower cubical with shower and a chrome hated towel rail.

Bedroom Three

12' 1" x 8' 7" (3.68m x 2.62m)

A private entrance hall gives access to this bedroom where there is a kitchen area fitted with wall and base units and a four ring gas hob. The rooms leads to the separate kitchen dining area.

Kitchen Dining Area

10' 9" x 9' 8" (3.28m x 2.95m)

Situated off bedroom three there are rear facing double glazed patio doors leading onto the rear garden.

Bathroom

Fitted with a panelled bath, a wash hand basin, a low flush WC, a chrome heated towel rail and a extractor fan.

Shower Room

Fitted with a shower cubical with shower, a wash hand basin, a low flush WC, a chrome heated towel rail and a extractor fan.

Bedroom Four

19' 11" x 13' 9" (6.07m x 4.19m)

With a front facing double glazed window, kitchen wall and base units housing the four ring gas hob, a integrated oven, a extractor fan, ample space for white goods and a central heating radiator.

Bedroom Five

14' 3" x 13' (4.34m x 3.96m)

With a double glazed window, a gas fire place, a kitchen area with wall and base units housing space for appliances.

Bedroom Six

18' 7" x 12' 1" (5.66m x 3.68m)

A good sized open plan room with two double glazed windows and a fire pace with gas inset fire. There are kitchen wall and base units with coordinating work surfaces incorporating the gas hob with extractor above. The room hosts space for a sitting area.

Bedroom Seven

17' 9" x 12' (5.41m x 3.66m)

With two velux double glazed windows and a kitchen area with wall and base units housing the hob with extractor above, an integrated oven and space for a fridge freezer.

Bedroom Eight

20' x 19' (6.10m x 5.79m)

With two double glazed velux windows, a gas fire and separate kitchen area. The kitchen area is fitted with a range of wall and base units housing the gas hob with extractor above, a integrated oven, space for a fridge freezer and access to the WC.

Wc

Fitted with a WC and a wash hand basin.

Outside

To the front of the property is a front four court and to the rear is an enclosed hard landscape garden with lawn sections.

Agent's 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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Christ Church Road, Doncaster

- GUIDE PRICE £300,000-£325,000
- IDEAL INVESTMENT OPPORTUNITY
- EIGHT BEDROOM HMO
- SITUATED OVER MULTIPLE FLOORS
- SPACIOUS ROOM SIZES

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£300,000-£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125374 - 0003

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