



**Bedford Court, Bawtry Doncaster DN10 6RU**



**welcome to**

**Bedford Court, Bawtry Doncaster**

Ideal FIRST HOME or BUY TO LET INVESTMENT, situated within a DESIRABLE AREA Of Bawtry! Lovely Maisonette, featuring a Well Equipped KITCHEN, a DOUBLE BEDROOM, Off Road PARKING and a GARAGE En Bloc. Must Be Viewed!



## Ground Floor Accommodation

### Entrance Hall

Accommodating the stairs to the first floor, having a useful under stairs storage cupboard, of which houses the central heating boiler. The entrance hall also contains a tank cupboard and a central heating radiator.

### Bathroom

Fitted bath with electric shower over, a vanity wash hand basin and wc. Featuring a front facing double glazed window with obscured view, a central heating radiator and tiling to the walls.

## First Floor Accommodation

### Landing

Having a rear facing double glazed window with obscured view and a central heating radiator.

### Lounge

Light and bright main reception room open plan to the kitchen area. Front facing double glazed window, coving to the ceiling, a central heating radiator and laminate flooring.

### Kitchen Area

Well-equipped kitchen fitted with a range of wall and base units with worktop over and tiled splashbacks. Benefitting from an integrated oven and hob, washing machine and a microwave. Rear facing double glazed window and space for a fridge/freezer.

### Bedroom

Double bedroom consisting of a front facing double glazed window and a central heating radiator.

## External

This property enjoys a pleasant exterior, situated within with a courtyard setting to the front elevation with central communal garden area. To the rear is a lovely patio area to relax and enjoy during the summer months or use as an additional parking space, surrounded by shrubbery and overlooking the parking and garage area.

### Garage

Access via the courtyard area to the garage en bloc, having an up and over door, and power.

### Agents Notes

A contribution of approximately £130 per annum is payable to a residents group for the upkeep of the courtyard garden and communal areas.

Please note that the AML fee covers 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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## **Bedford Court, Bawtry Doncaster**

- Well Presented Maisonette
- Ideal First Home Or Buy To Let Property
- Double Bedroom
- Well Equipped Kitchen
- Parking and Garage En Bloc

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

offers in the region of

**£135,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108363 - 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.



**william h brown**



**01302 710735**



[Bawtry@williamhbrown.co.uk](mailto:Bawtry@williamhbrown.co.uk)



38 High Street, Bawtry, DONCASTER, South  
Yorkshire, DN10 6JE



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**