



Oversley Road, Wheatley Doncaster

welcome to

Oversley Road, Wheatley Doncaster

Situated in this popular residential location close to Doncaster Royal Infirmary, a variety of local amenities and transport links is this traditional style three bedroom semi-detached home. The property has front and rear gardens and is available with no onward chain!



Entrance Hall

With a front facing sealed unit door with obscure double glazed side panels, a central heating radiator and a useful pantry/understairs storage cupboard which has a side facing double glazed window.

Lounge

With a front facing double glazed bay window, a central heating radiator, two wall light points, coving to the ceiling and a gas fire.

Dining Room

With a rear facing double glazed bay window, a central heating radiator, coving to the ceiling and a wall mounted gas fire.

Kitchen

Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas hob, an electric oven and an integrated fridge and freezer. There is complimentary tiling, tiled flooring, a rear facing double glazed window and sealed unit door which gives access to the rear garden.

First Floor Landing

With a side facing double glazed window.

Bedroom One

With a front facing double glazed bay window, a central heating radiator and fitted wardrobes.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and a useful storage cupboard.

Bedroom Three

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

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath. There is a cupboard housing the gas central heating boiler, an extractor fan, tiling to the walls, a central heating radiator and a rear facing

obscure double glazed window.

Outside

To the front of the property there is an enclosed hard landscaped paved garden with shrubs and plants to the borders. There is a side access gate to the rear garden where there is a generous enclosed lawned garden with a variety of shrubs, plants and flowers to the borders. There is a vegetable patch and green house.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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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welcome to

Oversley Road, Wheatley Doncaster

- POPULAR LOCATION
- BAY FRONTED LOUNGE
- SEPARATE DINING ROOM
- IN NEED OF MODERNISATION THROUGHOUT
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126864 - 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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