



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

**welcome to**

**Bedford Court, Bawtry Doncaster**

Attention FIRST TIME BUYERS or BTL INVESTORS, we offer this TWO BEDROOM, MEWS HOUSE Set within the Sought After Market Town of Bawtry. Boasting a SPACIOUS LOUNGE, TWO EN-SUITES and a Low Maintenance ENCLOSED REAR GARDEN and GARAGE. Viewing is highly advised.



## Ground Floor Accommodation

### Entrance Hall

Having a central heating radiator and coving to the ceiling.

### Cloakroom Wc

Benefitting from a wc, pedestal wash hand basin with splashback tiling, front facing double glazed window with obscured view, a central heating radiator and coving to the ceiling.

### Lounge

Spacious main reception room, having a feature fireplace, rear facing double glazed window and the stairs leading to the first floor accommodation. Having a rear UPVC door, two central heating radiators, coving to the ceiling and a useful understairs storage cupboard.

### Kitchen

Modern fitted kitchen with a range of wall and base units with worktop over, incorporating a breakfast bar and a stainless steel sink with drainer. Benefitting from integrated appliances including oven with hob, dishwasher and a fridge/freezer. Front facing double glazed window, wall mounted boiler, tiled splashbacks and coving to the ceiling. Space for a washing machine.

## First Floor Accommodation

### Landing

Hosting a storage cupboard, central heating radiator and loft access.

### Bedroom One

Double bedroom, complete with fitted wardrobes, a front facing double glazed window, central heating radiator and coving to the ceiling.

### En-Suite

Boasting a bath with overhead shower and glass shower screen, wc and a wash hand basin. Having a front facing double glazed window with obscured view, central heating radiator, tiling to the walls and coving to the ceiling.

### Bedroom Two

Double bedroom with a rear facing double glazed window, central heating radiator and coving to the ceiling.

### En-Suite

Fitted with a shower cubicle, wc and wash hand basin. Rear facing double glazed window with obscured view, central heating radiator, tiling to the flooring and walls and coving to the ceiling.

## External

Externally, the property flaunts an open plan front elevation with a gravelled area overlooking communal gardens well stocked with plants and shrubs.

The low maintenance rear garden offers a paved seating area, decorative pebbled areas with planted flower beds and can be accessed via a rear pedestrian gate.

## Garage

Single garage en bloc with up and over door.

## Agents Note

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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welcome to

## Bedford Court, Bawtry Doncaster

- Beautiful Mews House
- Ideal First Time Buyer Property
- Well Equipped Kitchen
- Two Bedrooms with En-Suite Facilities
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£225,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108288 - 0005

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