



St. Johns Road, Edlington Doncaster

welcome to

St. Johns Road, Edlington Doncaster

This three bedroom end-terraced family home benefits from spacious family living accommodation throughout with a lounge, a dining room and an enclosed rear garden. Situated close to a host of amenities, shops and schools. Ideal for a family, investor or first time buyer.



Entrance

With a front facing exterior door, a central heating radiator and access through to the lounge and dining room.

Lounge

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

Dining Room

With a rear facing double glazed window, a useful understairs storage cupboard, area for a dining table and chairs, a central heating radiator and stairs which rise to the first floor landing.

Kitchen

Fitted with a range of wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has plumbing for a washing machine, space for a fridge, space for an oven and grill and splashback tiling. There is a side facing double glazed window, a side door to the rear garden and access to the ground floor bathroom.

Ground Floor Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath. There is a side facing obscure double glazed window and a wall mounted boiler.

First Floor Landing

With a central heating radiator.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Outside

To the front of the property the garden is enclosed by a brick wall and features a variety of well-established shrubs and plants providing additional privacy and screening.

To the rear the property benefits from a low maintenance hard landscaped garden, enclosed by perimeter fencing for added security and privacy. A gate provides convenient access to the rear service lane.

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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St. Johns Road, Edlington Doncaster

- THREE BEDROOM END-TERRACED
- IDEAL FOR INVESTORS
- POPULAR LOCATION
- MULTIPLE RECEPTION ROOMS
- ENCLOSED GARDEN TO REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126887 - 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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