



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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welcome to

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: C
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

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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