



Great Central Avenue, Balby Doncaster

welcome to

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This two bedroom mid-terrace family home is ideal for first time buyers or investors and is situated in the sought after area of Balby, close to a host of local amenities and excellent transport links. The property benefits from a spacious lounge, separate dining room and an enclosed rear garden.



Entrance

With a front facing sealed unit door and access to the lounge.

Lounge

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

Inner Hall

With stairs which rise to the first floor.

Dining Room

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

Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the stainless steel sink and drainer with mixer tap. There is a gas hob with a tiled splashback, an electric oven and grill, plumbing for a washing machine and dishwasher and space for a fridge freezer. There are rear and side facing double glazed windows, a side facing sealed unit door to the garden, tiled flooring and a central heating radiator.

Bedroom One

With a rear facing double glazed window, a central heating radiator and a door to the bathroom.

Bathroom

Fitted with a low flush W.C, a wash hand basin, a bath with mixer tap and a shower cubical with shower. There is a rear facing obscured double glazed window, an extractor fan and tiling to the walls and floor.

Bedroom Two

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

Outside

To the front there is on street parking whilst to the rear there is an enclosed garden with artificial lawn, a patio area and a gate 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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Great Central Avenue, Balby Doncaster

- GUIDE PRICE £80,000-£90,000
- TWO BEDROOM MID-TERRACE FAMILY HOME
- SOUGHT AFTER LOCATION
- CLOSE TO A RANGE OF SHOPS, SCHOOLS AND LOCAL AMENITIES
- IDEAL STARTER HOME

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£80,000-£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127078 - 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.

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.



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