



College Road, Doncaster

welcome to

College Road, Doncaster

GUIDE PRICE £150,000-£160,000. Situated in the heart of the City Centre is this two bedroom three storey end-townhouse with close links to a host amenities, transport links, restaurants and bars. Benefiting from a ground floor WC and two en-suite bedrooms.



Entrance Hall

With a front facing sealed unit door, a central heating radiator, wood effect vinyl floor coverings and stairs which rise to the first floor landing.

Ground Floor W.C.

Fitted with a WC and a wash hand basin with splashback tiling. There is a central heating radiator and wood effect vinyl flooring.

Living Dining Kitchen

Fitted with a range of cream high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with stainless steel splashback and extractor above, an electric oven, an integrated washing machine, fridge and freezer and a cupboard housing the gas central heating boiler. There is a front facing double glazed window and downlights to the ceiling. The lounge area has side facing double glazed patio doors which give access to the patio area and a useful understairs storage cupboard.

First Floor Landing

With a central heating radiator and stairs which rise to the second floor.

Bedroom One

A double room with two front facing double glazed windows, a central heating radiator and access to the en-suite.

En-Suite Bathroom

Fitted with a wash hand basin with mixer tap, a low flush WC and a panelled bath with mixer tap and shower attachment. There is partial tiling to the walls, a central heating radiator and a front facing obscure double glazed window.

Second Floor Landing

With a central heating radiator.

Bedroom Two

A double room with six front facing double glazed roof windows providing an abundance of natural light, a central heating radiator and access to the en-suite.

En-Suite Shower Room

Fitted with a wash hand basin with mixer tap, a low flush WC and a shower cubicle with shower. There is a central heating radiator, an extractor fan, splashback tiling and a front facing double glazed roof window.

Outside

To the front of the property is an enclosed pathway with shrubs to the borders. This extends to the side of the property where there is a patio area and also gives access to the rear of the property where there is off road parking.

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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College Road, Doncaster

- GUIDE PRICE £150,000-£160,000
- OPEN PLAN LIVING DINING KITCHEN
- GROUND FLOOR WC
- TWO EN-SUITE BEDROOMS
- OFF ROAD PARKING TO REAR

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

£150,000-£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126805 - 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.

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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