



Shakespeare Avenue, Campsall Doncaster

welcome to

Shakespeare Avenue, Campsall Doncaster

This delightful three bedroom semi-detached property is located in the ever popular location of Campsall with close links to the A1 motorway network. The property is well-presented throughout and available with no onward chain.



Entrance Hall

With a front facing sealed unit door with double glazed side panel, stairs which rise to the first floor landing and access to the lounge.

Lounge

With a front facing double glazed window, a central heating radiator, coving to the ceiling and an open arch through to the dining kitchen.

Dining Kitchen

Fitted with a range of wall and base units with work surfaces housing the sink and drainer with mixer tap. the kitchen has an electric hob with extractor above, an electric oven, plumbing for a washing machine and dryer. There is a central heating radiator, coving to the ceiling, spotlights to the ceiling, a side facing double glazed window and rear facing French doors leading out to the rear garden.

First Floor Landing

With a side facing double glazed window.

Bedroom One

With a front facing double glazed window, a central heating radiator, coving to the ceiling, dado rail and built-in storage.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and spotlights to the ceiling.

Bedroom Three

With a front facing double glazed window, a central heating radiator and built-in storage.

Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with mixer tap, shower attachment over and screen. There is tiling to the walls and floor, a heated towel rail, rear and side facing obscure double glazed windows.

Outside

To the front of the property there is an enclosed lawned garden with a side access gate to the rear. To the rear there is an enclosed garden with lawn, patio area, garden shed and double gates to the rear.

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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welcome to

Shakespeare Avenue, Campsall Doncaster

- FRONT ASPECT LOUNGE
- DINING KITCHEN WITH FRENCH DOORS TO REAR GARDEN
- MODERN FIRST FLOOR BATHROOM
- FRONT AND REAR GARDENS
- IDEAL FOR FIRST TIME BUYERS AND YOUNG FAMILIES

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126903 - 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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