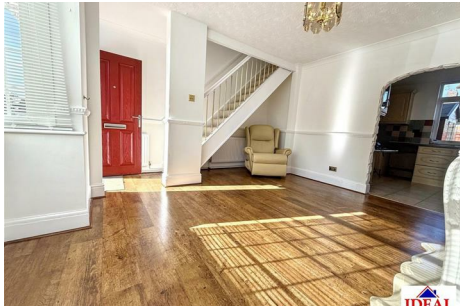




33 Herbert Road , Doncaster, DN5 9BB

Two Bedroom Mid-Terraced Property | No Onward Chain | Move-In Ready | Excellent Investment or First-Time Buyer Opportunity

Ideal for first-time buyers, investors or those looking for a property ready to move straight into, this attractive two-bedroom mid-terraced property offers well-presented accommodation together with a good-sized enclosed rear garden and useful external storage.

The property has a traditional red-brick frontage with an attractive enclosed forecourt, providing a welcoming approach to the property. Internally, the property has been well maintained and offers a good combination of living space, practical features and character.

On entering the property, you are welcomed into a spacious lounge, featuring attractive flooring, a feature fireplace and plenty of natural light. The room provides a comfortable and versatile space for relaxing and entertaining.

To the rear is a fitted kitchen, incorporating a range of wall and base units, work surfaces, tiled splashbacks and space for appliances. The kitchen also benefits from plenty of natural light and provides access to the rear of the property.

The first floor provides two well-proportioned bedrooms, both offering flexible accommodation for a variety of requirements. The main bedroom benefits from a range of fitted wardrobes, providing excellent storage, while the second bedroom would make an ideal child's bedroom, guest room, home office or dressing room.

The property also benefits from a family bathroom, fitted with a bath with shower attachment, WC and wash hand basin, together with tiled walls and practical flooring.

Externally, the rear garden is enclosed and low maintenance, incorporating paved areas and gravelled sections. A particularly useful feature is the large timber storage shed, which benefits from electricity and its own dedicated fuse board, making it ideal for storage, hobbies, DIY or a home workshop, subject to the buyer's requirements.

Offers in the region of £120,000

33 Herbert Road

, Doncaster, DN5 9BB



- Mid-terraced property
- Spacious lounge with attractive feature fireplace
- Family bathroom with bath, WC and wash hand basin
- On-road parking subject to availability | Council Tax Band A | EPC Rating TBC | Ideal for first-time buyers or investors
- No onward chain
- Fitted kitchen with a good range of wall and base units
- Enclosed, low-maintenance rear garden with paved and gravelled areas
- Move-in ready and well presented throughout
- Two well-proportioned bedrooms, with fitted wardrobes to the main bedroom
- Large timber shed with electricity and its own dedicated fuse board – ideal for storage, hobbies or a workshop

Lounge

13'6" x 11'10" (4.14 x 3.61)

Garden Room

7'4" x 7'3" (2.25 x 2.23)

Kitchen

13'6" x 9'3" (4.12 x 2.82)

Outer Building

4'4" x 5'6" (1.34 x 1.70)

Master Bedroom

8'9" x 13'6" (2.69 x 4.14)

Storage Room to Master

2'7" x 3'8" (0.81 x 1.12)

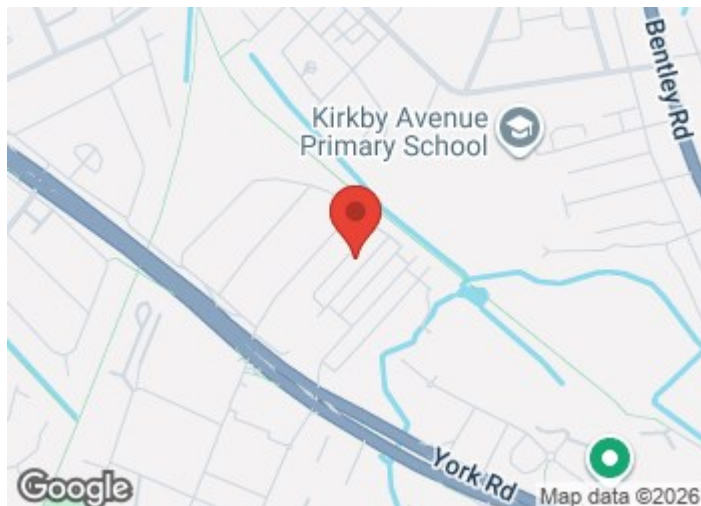
Bedroom 2

7'11" x 9'6" (2.43 x 2.90)

Bathroom

5'1" x 6'6" (1.55 x 1.99)

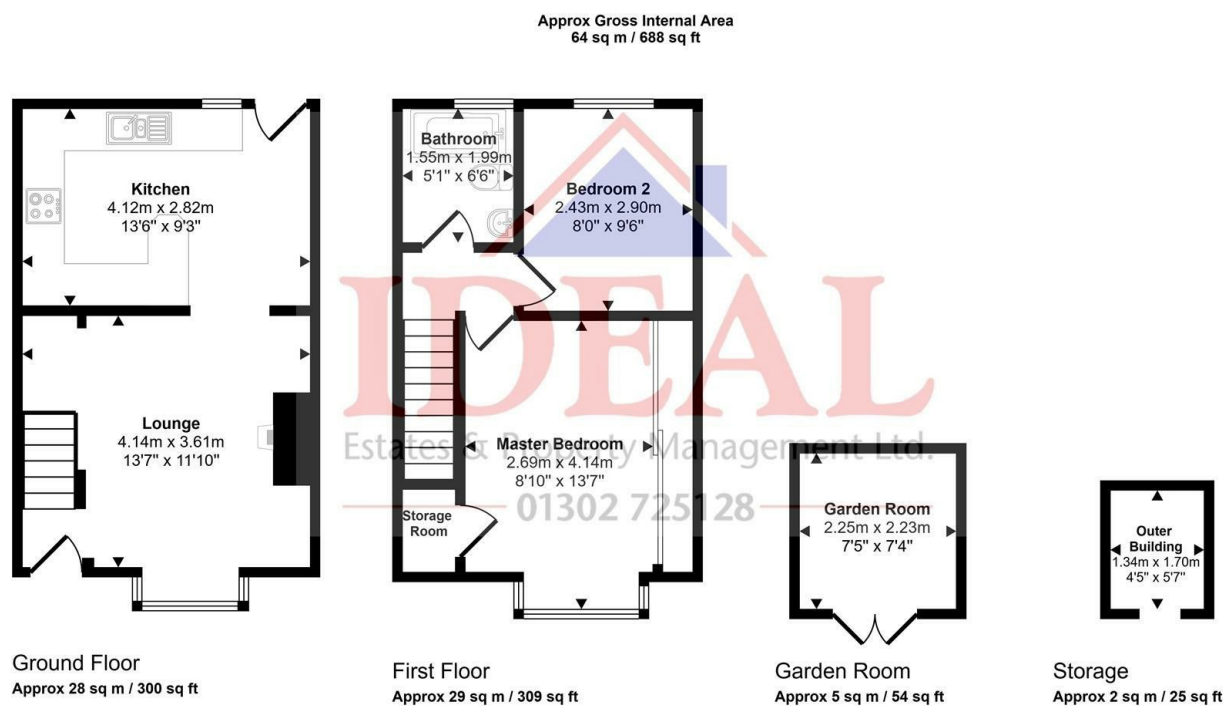
1.60 x 0.83



[Directions](#)



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		