



St. Johns Road, Edlington Doncaster

welcome to

St. Johns Road, Edlington Doncaster

This charming mid-terraced property offers well-arranged accommodation set over two floors and is offered to the market with no onward chain. Featuring three bedrooms, an open plan lounge dining layout and delightful views overlooking an open playing field to the rear.



Lounge

With a double glazed window to the front elevation, a central heating radiator and an open layout leading through to the dining room.

Dining Room

With a central heating radiator, a feature fireplace, an understairs storage cupboard and a rear facing double glazed window. Access to the kitchen and rear hall.

Kitchen

Fitted with a range of wall and base units with work surfaces housing the sink unit with drainer. The kitchen has an integrated oven and hob, plumbing for a washing machine and a side facing double glazed window. There is a central heating radiator, splashback tiling, a wall mounted boiler and an external door leading out to the rear garden.

Rear Hall

With a rear facing double glazed door, a central heating radiator and stairs which rise to the first floor landing.

First Floor Landing

With a loft hatch.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a panelled bath with electric shower over, a wash hand basin and a low level WC. There is a central heating radiator, splashback tiling and a rear facing obscure double glazed window.

Outside

Featuring a front courtyard area and an enclosed rear garden complete with a paved patio space, enjoying views over an open playing field.

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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St. Johns Road, Edlington Doncaster

- THREE WELL-PROPORTIONED BEDROOMS
- NO ONWARD CHAIN
- SPACIOUS OPEN PLAN LOUNGE DINING ROOM
- ENCLOSED REAR GARDEN WITH PATIO AREA
- VIEWS OVER OPEN PLAYING FIELD TO THE REAR

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers over

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126980 - 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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