



**Kings Crescent, Edlington Doncaster**

welcome to

## Kings Crescent, Edlington Doncaster

GUIDE PRICE £100,000-£110,000. ATTENTION INVESTORS! This three bedroom well-presented mid-terraced home has the opportunity to purchase with tenant in situ with current rental income of £700PCM, benefiting from a lounge, a ground floor bathroom and an enclosed rear garden.



### **Entrance Hall**

With a front facing exterior door, tiling to the walls and floor and access to the dining room.

### **Dining Room**

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

### **Lounge**

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

### **Kitchen**

Fitted with a range of wall and base units with coordinating work surfaces which incorporates the sink and drainer. There is complimentary splashback tiling, a wall mounted boiler, a gas cooker point, plumbing for a washing machine and space for a fridge-freezer. There is a side facing double glazed window, a tiled floor, a central heating radiator and access to the rear lobby.

### **Rear Lobby**

With a door to the rear garden and access to the ground floor bathroom.

### **Ground Floor Bathroom**

Fitted with a low flush W.C, a wash hand basin on a vanity unit and a panelled bath with shower over. There is partial tiling, a side facing obscure double glazed window and a central heating radiator.

### **First Floor Landing**

#### **Bedroom One**

With two rear facing double glazed windows and a central heating radiator.

#### **Bedroom Two**

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

#### **Bedroom Three**

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

### **Outside**

To the front of the property there is a fenced perimeter with slate features. To the rear the garden is enclosed with a hard standing patio, lawn areas and a gate to the rear service lane.

### **Additional Information**

The vendor has made us aware that the property is to be sold with tenant in situ.



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## Kings Crescent, Edlington Doncaster

- GUIDE PRICE £100,000-£110,000
- THREE BEDROOM MID-TERRACED HOME
- OPPORTUNITY TO PURCHASE WITH TENANT IN SITU
- IDEAL INVESTMENT OPPORTUNITY
- CLOSE TO A RANGE OF SHOPS, SCHOOLS AND LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£100,000-£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126357 - 0002

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