



Station Road, Bawtry, Doncaster DN10 6PU

welcome to

Station Road, Bawtry, Doncaster

Lovely MID TERRACED COTTAGE, deceptively spacious, TWO DOUBLE BEDROOMS, OFF ROAD PARKING and GARDEN. Available with NO CHAIN and ready for the next owners to put their own stamp on. Call William H Brown to arrange your viewing today!



Ground Floor Accommodation

Kitchen

Kitchen fitted with a range of wall and base units with complimentary worktops over and tiled splashbacks. Benefitting from integrated appliances including gas hob, electric oven and slim line dishwasher. Main entrance door, side facing double glazed window, central heating radiator and space for a fridge.

Lounge/Dining Room

Spacious main reception room zoned into two areas with plenty of space for a dining room table and chairs, two very useful built in storage cupboards and French Doors leading out to the courtyard garden. The lounge area to the front of the property has a wooden floor adding to the character of the home and a front facing double glazed window with stylish fitted shutters, three central heating radiators to the room and stairs leading to the first floor.

Bathroom

Downstairs bathroom fitted with a four piece suite comprising bath, shower cubicle, wc and basin. Having a side facing double glazed window with obscure glass, part tiled walls, central heating radiator and a wall mounted vanity unit.

First Floor Accommodation

Bedroom One

Double bedroom with a rear facing sash window which retains some of the character of the building and a central heating radiator.

En-Suite

Fitted with a shower cubicle, wc and basin. Rear facing double glazed window with obscure glass and tiled splashbacks.

Bedroom Two

Double bedroom with a front facing sash window which retains some of the character of the cottage along with the stripped and restored wooden floor. Central heating radiator, recessed lights and loft access.

External

Block paving to the front elevation offering parking for one car. Shared pedestrian access which serves two properties leads to the private courtyard garden at the rear of the property which is enclosed and provides a lovely sunny spot to enjoy all year round.

Agents Note

This property is subject to a flying freehold above the shared passageway between two properties. Contact the selling agent for more details.

Please note that the AML fee covers 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

Station Road, Bawtry Doncaster

- Charming Character Cottage
- Two Double Bedrooms
- Bathroom and En-suite
- Courtyard Garden
- Off Road Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in the region of

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108332 - 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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