



Waverley Avenue, Balby Doncaster

welcome to

Waverley Avenue, Balby Doncaster

GUIDE PRICE £125,000-£130,000. Situated on a generous sized plot is this spacious well-presented three bedroom end-terraced home. Benefiting from a dining kitchen, a downstairs WC and off street parking.



Entrance Hall

With a front facing double glazed upvc door and a central heating radiator.

Downstairs W.C.

Fitted with a low flush WC, a central heating radiator, a front facing obscure double glazed window and a wall mounted boiler.

Lounge

With front and rear facing double glazed windows, an electric fireplace and two central heating radiators.

Dining Kitchen

Fitted with wall and base units with works surfaces housing the sink and drainer. The kitchen has a gas hob with an integrated electric oven and space for freestanding appliances. There is a breakfast bar, a central heating radiator, a side facing double glazed window, two rear facing double glazed windows and a rear facing door to the garden.

First Floor Landing

With a side facing double glazed window and a loft hatch.

Bedroom One

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

Bedroom Two

With a front 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 wash hand basin, a bath and a side facing obscure double glazed window.

Separate W.C.

Fitted with a low flush WC, a central heating radiator and a front facing obscure double glazed window.

Outside

To the side of the property there is a gated driveway providing off road parking whilst to the rear of the property there is a low maintenance garden with side access and an outhouse.

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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Waverley Avenue, Balby Doncaster

- GUIDE PRICE £125,000-£130,000
- WELL-PROPORTIONED THROUGHOUT
- DOWNSTAIRS WC
- NO ONWARD CHAIN
- OFF STREET PARKING

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

guide price

£125,000-£130,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126977 - 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.

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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