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Clarence Avenue, Doncaster

£104,000

Ideal First-Time Buyer or Investment Opportunity – Refurbished 3-Bedroom Mid-Terrace in Balby, Doncaster - 3Keys Property are delighted to present to the open sales market this spacious, refurbished three-bedroom mid-terrace home, offered with NO ONWARD CHAIN, this property is ideal for a first-time buyer looking for a move-in ready home or an investor seeking a strong rental opportunity in a well-connected location. The property has been newly refurbished throughout with new carpets and decor and briefly comprises: entrance hall, lounge, dining room, newly fitted kitchen, three bedrooms, and a family bathroom. Located close to local amenities, Doncaster City Centre, reputable schools, and major motorway networks, early viewing is highly recommended. Viewings available via 3Keys Property – call 01302 867888.

- **3 BEDROOM MID TERRACE HOUSE**
- **NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION**
- **LARGE OPEN PLAN LOUNGE AND REAR ASPECT DINING ROOM**
- **ENCLOSED REAR YARD WITH SECURE REAR ACCESS**
- **SITUATED CLOSE TO A1/M1 MOTORWAY NETWORKS**

- **IN READY TO MOVE INTO CONDITION**
- **NEW KITCHEN, CARPETS AND DECOR THROUGHOUT**
- **FAMILY BATHROOM**
- **EASY ACCESS TO LOCAL AMENITIES AND POPULAR SCHOOLS**

PROPERTY DESCRIPTION

Ideal First-Time Buyer or Investment Opportunity – Refurbished 3-Bedroom Mid-Terrace in Balby, Doncaster - 3Keys Property are delighted to present to the open sales market this spacious, refurbished three-bedroom mid-terrace home, situated in the popular residential area of Balby, Doncaster. Offered with NO ONWARD CHAIN, this property is ideal for a first-time buyer looking for a move-in ready home or an investor seeking a strong rental opportunity in a well-connected location.

The property has been newly refurbished throughout with new carpets and decor and briefly comprises: entrance hall, lounge, dining room, newly fitted kitchen, three bedrooms, and a family bathroom. Located close to local amenities, Doncaster City Centre, reputable schools, and major motorway networks, early viewing is highly recommended. Viewings available via 3Keys Property – call 01302 867888.

GROUND FLOOR

A welcoming entrance hall, fitted with carpet, gives access to front-aspect lounge with carpet flooring, single pendant light fitting, and central heating radiator, creating a bright and comfortable living space.

The rear-facing dining room has carpet flooring, single pendant light fitting, and central heating radiator - ideal for family dining or entertaining guests.

The newly fitted kitchen is equipped with a modern range of wall and base units complemented by contrasting work surfaces. Integrated appliances include an oven, hob, and extractor fan. There is space for a fridge and plumbing for a washing machine. The kitchen is finished with vinyl flooring throughout and includes a large storage cupboard for additional convenience. The kitchen has an external side door leading to the outside space.

FIRST FLOOR

Open stairs lead to a spacious landing area with carpet flooring, single pendant light fitting, and loft access.

There are three bedrooms, all finished with carpet flooring, single pendant light fittings, and central heating radiators:

Bedroom 1 – front-facing Bedroom 2 – rear-facing Bedroom 3 – front-facing

The part-tiled family bathroom comprises a rear-aspect obscure glass window, bathtub, hand basin, WC, central heating radiator, and pendant light fitting.

EXTERNAL

To the rear, the property enjoys an enclosed yard which is laid to lawn with access to the back lane. Balby is a well-established and sought-after area offering excellent local amenities, including shops, a post office, and regular bus routes into Doncaster City Centre. The property is ideally located for access to local primary and secondary schools, and enjoys superb road connections with the A1(M) just a short drive away, linking easily to the M18 and M1 motorway networks. This move-in ready home offers modern living in a convenient location – the perfect choice for first-time buyers and investors alike. Viewing is highly recommended – contact 3Keys Property today on 01302 867888 for further details

ENTRANCE HALLWAY

1.78m x 4.55m (5' 10" x 14' 11")

LOUNGE

3.13m x 3.32m (10' 3" x 10' 11")
(Max Measurement)

DINING ROOM

2.76m x 3.98m (9' 1" x 13' 1")



KITCHEN

1.87m x 5.62m (6' 2" x 18' 5")
(Max Measurement)

LANDING

1.76m x 2.76m (5' 9" x 9' 1")

BEDROOM 1

3.15m x 3.33m (10' 4" x 10' 11")
(Max Measurement)

BEDROOM 2

3.13m x 4.07m (10' 3" x 13' 4")
(Max Measurement)

BEDROOM 3

1.77m x 2.65m (5' 10" x 8' 8")
(Max Measurement)

BATHROOM

1.77m x 1.81m (5' 10" x 5' 11")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – D

Tenure – Freehold

Boiler - TBC

Loft - TBC

Disclaimer

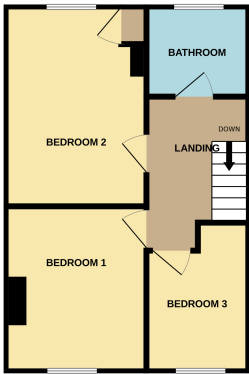
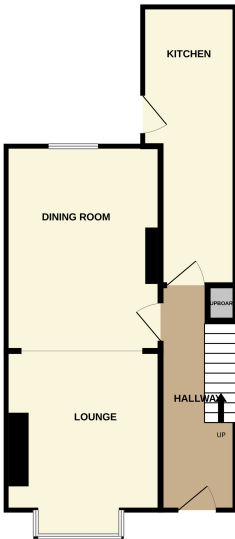
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Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan and associated measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only, prospective purchaser. The content, accuracy and graphics shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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