

**3 Bedroom(s), End of Terrace House, Freehold**

**Royal Avenue, Doncaster.**



- 3D Virtual Tour Available
- Three Bedroom End Of Terrace Home
- Kitchen Diner
- Family Bathroom
- Local Amenities and Transport Links

- No Chain
- Two Sizeable Reception Rooms
- Generously Sized Cellar
- Rear Enclosed Garden
- Great Opportunity for First Time Buyers and Investors

**£140,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

A versatile three-bedroom terraced property offering an excellent opportunity as both an investment purchase and a family home. Situated in a quiet position at the end of a cul-de-sac in the centre of Doncaster, the property enjoys a peaceful setting while remaining within easy reach of local amenities, schools, and transport links. The property also boasts a lovely walled rear garden, offering a private, peaceful retreat that attracts the sun all afternoon. Additionally, there is a sizeable cellar, providing ample storage space or the potential to be converted into extra living space to suit your needs. With strong rental demand in the area and a practical layout suited to family living, this home represents a well-rounded and attractive opportunity for a wide range of buyers.

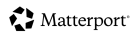
## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 32.2 sqm FLOOR 2: 32.2 sqm  
EXCLUDED AREA: PATIOY 1.8 sqm TERRACE 11.4 sqm  
TOTAL: 105.4 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Kitchen



## Lounge





## Dining Room



## Bedroom



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 53.3 m<sup>2</sup> FLOOR 2: 53.2 m<sup>2</sup>  
EXCLUDED AREAS: PORCH 12.0 m<sup>2</sup> VERANDA 11.4 m<sup>2</sup>  
TOTAL: 104.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Bedroom



## Bathroom



## Master Bedroom



## Cellar



## Rooms



## Externals

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 1/30/2014

Water Heating System - Gas boiler (Combi)



Approximate Water Heating Installation Date - 1/21/2014

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 11/21/2015

Permanent Loft Ladder - No

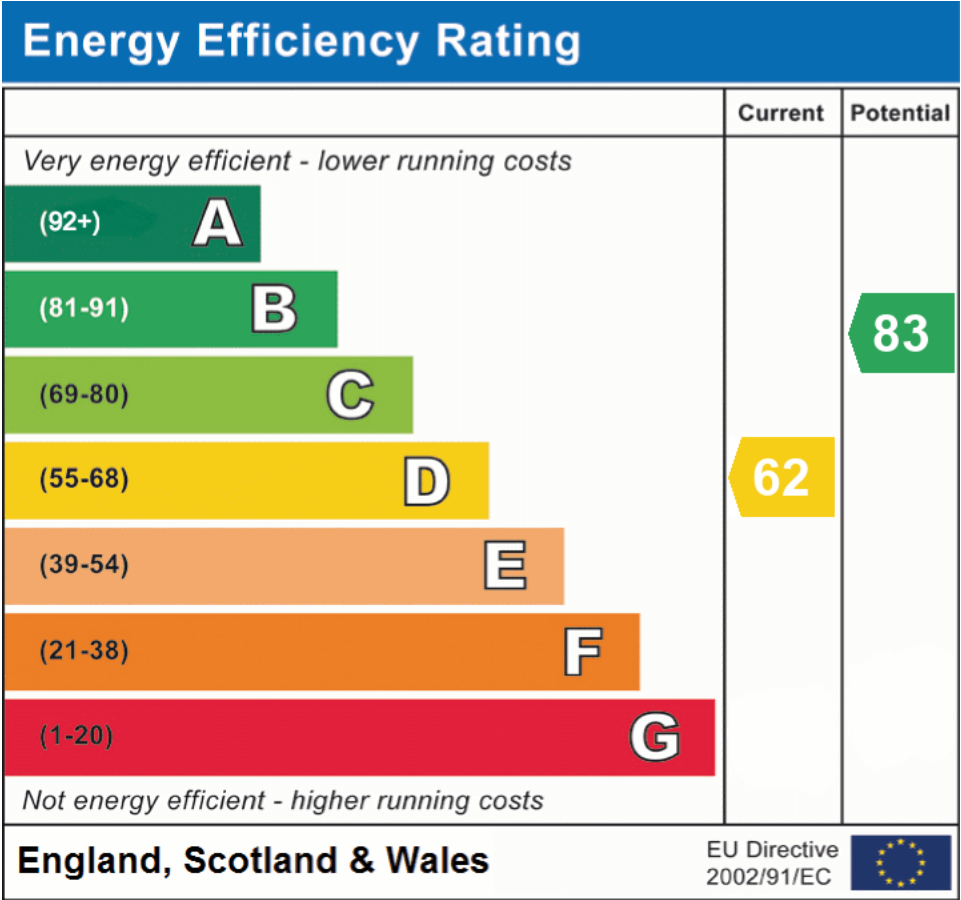
Loft Insulation - Yes

Loft Boarded out – No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



## Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.