

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.

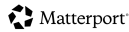
Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 32.2 sqm FLOOR 2: 32.2 sqm
EXCLUDED AREA: PORCH 2.8 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 m² FLOOR 2: 53.2 m²
EXCLUDED AREAS: PORCH 12.0 m² VERANDA 11.4 m²
TOTAL: 104.4 m²
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

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We make it happen.

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