

**2 Bedroom(s), Terraced House, Freehold**

**Station Road, Bawtry, Doncaster.**



- 3D Virtual Tour Available
- Two Bedroom Terraced Home
- Kitchen
- Dining Room
- Rear Enclosed Garden

- No Chain
- Great Potential for Renovation
- Lounge
- Cellar
- Popular Location

**£130,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

Welcome to this 2-bedroom terraced home on Station Road in the highly sought-after market town of Bawtry. Offered with no chain and excellent renovation potential, this property is ideal for buyers looking to put their own stamp on a home or investors seeking a project. Inside, the accommodation includes a spacious lounge, separate dining room, and a kitchen to the rear. Upstairs features two bedrooms and a family bathroom. Outside, the property benefits from a rear enclosed garden, providing a private outdoor space with plenty of scope for improvement. A fantastic opportunity in a prime location, viewing is highly recommended.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 28 m<sup>2</sup> FLOOR 2: 37 m<sup>2</sup>  
TOTAL: 75 m<sup>2</sup>

SIZES AND EXPRESSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Lounge



Dining Room



First Floor

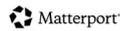


Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 28 m<sup>2</sup>, FLOOR 2: 37 m<sup>2</sup>  
TOTAL: 75 m<sup>2</sup>  
SIZES AND DIMENSIONS FOR INFORMATION. ACTUAL MAY VARY.



Bedroom



Bathroom



Externals

Front Aspect



Master Bedroom



## Rear Garden



## Property Information

Council Tax Band - B

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 -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

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.

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 