

horton knights of doncaster

sales
lettings
and service



Roberts Road, Edlington, Doncaster, DN12 1JG
Price £175,000

FINISHED WITH A STUNNING HIGH QUALITY INTERIOR / A CONTEMPORARY STYLED 3 BEDROOM SEMI / STYLISH DECORATIONS THROUGHOUT / GORGEOUS OPEN PLAN KITCHEN / UPGRADED BATHROOM INCLUDING RAINFALL SHOWER / BEAUTIFUL REAR GARDEN / EARLY DRIVEWAY & EV CHARGE / VIEWING ESSENTIAL //

Book your viewing now it won't be here long.....a stunning contemporary styled 3 bedroom semi with a gorgeous interior. The property has modern gas central heating system via a combination type boiler, Anthracite pvc double glazing and comprises: Entrance hall, spacious open plan kitchen with integrated appliances, inner lobby, ground floor wc and a spacious full width lounge opening onto the rear garden. On the first floor a landing leads to 3 large bedrooms, 2 doubles and a large single plus and an upgraded bathroom with glass and black fittings. Outside hasn't been forgotten either the rear garden is beautifully landscaped, there's a long side drive with an EV charge point. Popular development with good access to amenities including access to the A1 making it good for commuters too. Pretty much a perfect home.

ACCOMMODATION
JUST LISTED... details to follow shortly.

ENTRANCE HALL

OPEN PLAN DINING KITCHEN
13'8" x 12'5" (4.17m x 3.78m)

INNER LOBBY

GROUND FLOOR W/C

LOUNGE
15'8" x 11'6" (4.78m x 3.51m)

FIRST FLOOR LANDING

BEDROOM 1
15'8" x 10'3" (4.78m x 3.12m)

BEDROOM 2
13'1" x 8'8" (3.99m x 2.64m)

BEDROOM 3
9'5" x 7'1" (2.87m x 2.16m)

BATHROOM

OUTSIDE

REAR GARDEN

AGENTS NOTES:
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where

stated. Age of units as new (2017 approx.)

HEATING - Gas radiator central heating. Age of boiler as new (2017 approx.)

COUNCIL TAX - Band

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

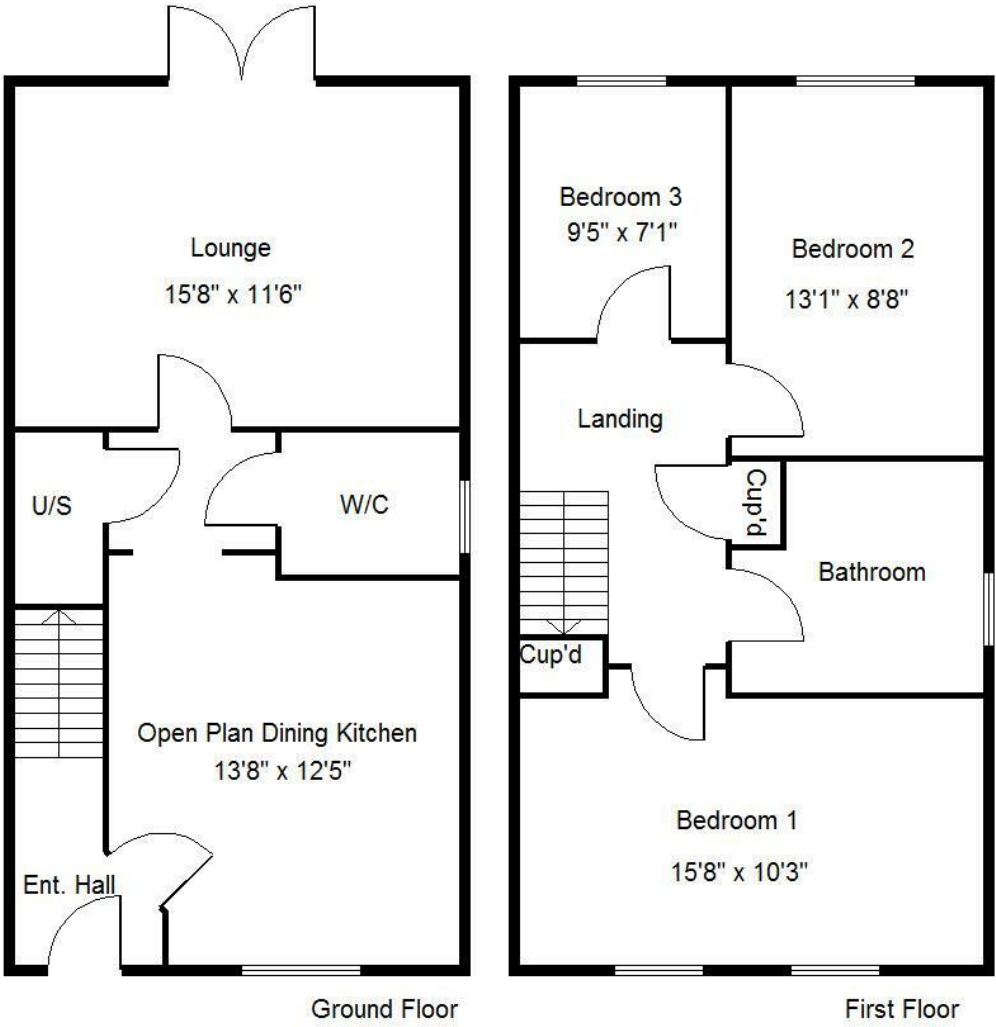
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	