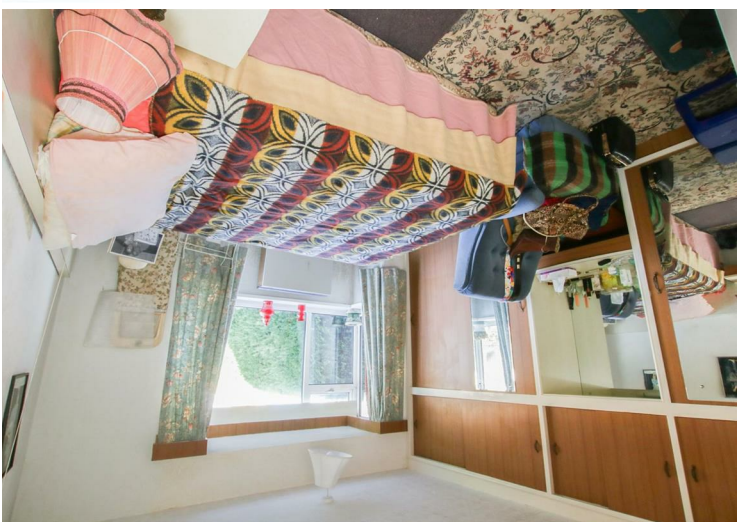




horton knights of doncaster

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Greens Road, Dunsville, Doncaster, DN7 4DE
Guide Price £175,000

TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW / LARGE PLOT WITH HUGE AMOUNT OF SCOPE / REQUIRES REFURBISHMENT AND UPGRADING / HOWEVER WILL BE BEAUTIFUL WHEN FINISHED / SIDE DRIVE AND GARAGE / PVC DOUBLE GLAZING //

Located on this prime plot, a two double bedroom semi-detached bungalow. The property night storage heating, pvc double glazing and briefly comprises of; 'L' shaped entrance hall, lounge, separate dining room, kitchen extension, two double double bedrooms and a bathroom. There are large gardens, driveway and garage all well placed with access to amenities within Dunsville. NO UPPER CHAIN, VIEWING RECOMMENDED.

ACCOMMODATION

There is a brick portico with light which gives shelter to a pvc double glazed entrance door with a matching side screen and leads into an 'L' shaped entrance hall.

ENTRANCE HALL

This has a central ceiling light, coving and doors leading off to;

LOUNGE

15'0 " x 11'10" (4.57m " x 3.61m)

A rear facing reception room, it has two pvc double glazed windows to the rear and side elevations, an electric fire, a night storage heater, coving and a ceiling light.

SEPARATE DINING ROOM

11'10" x 9'6" (3.61m x 2.90m)

A good sized room, it has a door which leads into the kitchen, ceiling light and coving.

KITCHEN

9'7" x 7'6" (2.92m x 2.29m)

This has a enamelled sink unit with cabinets underneath, work surface, pvc double glazed bay window, pvc double glazed door, extractor fan and a ceiling light.

BEDROOM 1

15'3" max x 12'0" (4.65m max x 3.66m)

This is a large double bedroom as evidenced by the room measurements, there are fitted wardrobes, a pvc double glazed bay window, night storage heater and two ceiling lights.

BEDROOM 2

12'2" max x 11'10" (3.71m max x 3.61m)

A good size second double bedroom, it has a pvc double glazed window to the front, fitted wardrobes and a ceiling light.

HOUSE BATHROOM

This is fitted with a coloured suite that comprises of enamelled bath, wash hand basin and a low flush wc. There is tiling to the walls, ceiling light, built-in cupboard which houses a hot water cylinder with an immersion heater fitted.

OUTSIDE

The property stands on a gorgeous plot, and therefore offers a huge amount of scope and potential. It is mainly lawned, there is a side driveway which provides car standing and leads to a detached brick garage with an up and over door and a personnel side door.

REAR GARDEN

This is all nicely enclosed with only bungalows directly behind it, and therefore feels very private. It is mainly lawned with shaped flower beds and borders stocked with a variety of shrubs and plants including several maturing trees.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - Mains electricity, water and drainage are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units TBC.

HEATING - Background heating is provided by independent heaters including two night storage heaters.

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 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

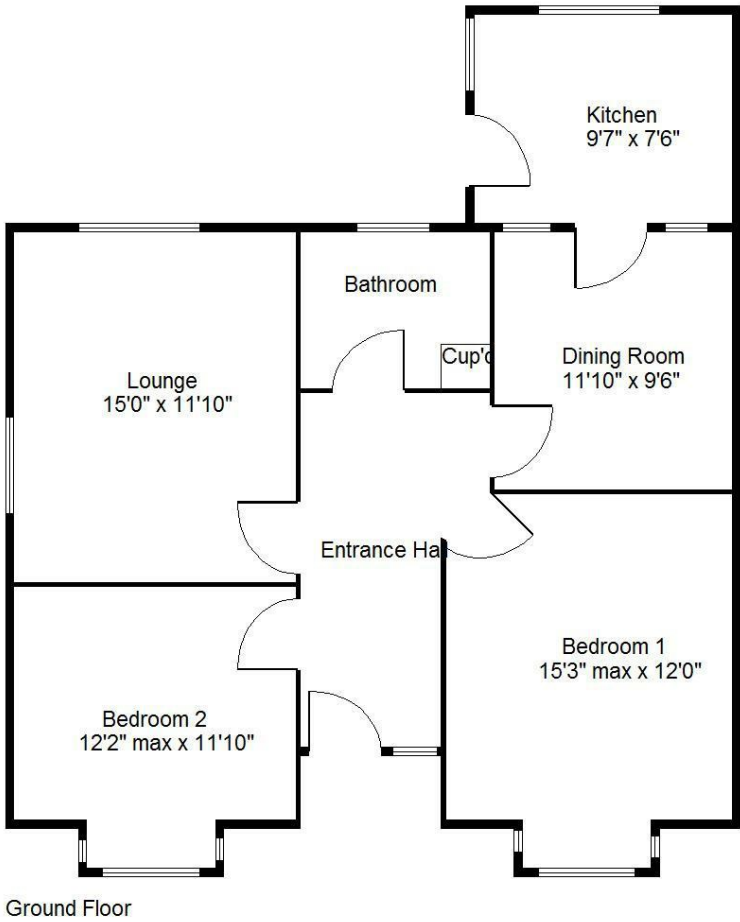
suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	