



14 CARDINAL CLOSE ROSSINGTON

A nicely presented semi detached house with lounge, modern kitchen, plus conservatory. Popular modern development. Attractive gardens and off road parking. NO ONWARD CHAIN

£135,000

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BROWN & CO

Property and Business Consultants

14 CARDINAL CLOSE, ROSSINGTON, DONCASTER, DN11 0XG

LOCATION

Rossington is a small suburb of Doncaster with a good selection of local amenities including a leisure centre, yet is within comfortable distance of Doncaster town centre with more comprehensive facilities with bus services close by. There are schools for all age groups within easy access, plus mainline railway station. Yorkshire Wildlife park is also close by, along with good countryside walks and the A1 is to the west.

DIRECTIONS

What three words: **curry.corporate.bicker**

ACCOMMODATION

ENTRANCE PORCH radiator.

LOUNGE 13'4" x 11'6" (4.06m x 3.52m) front and rear aspect windows, staircase to first floor with spindled balustrade, radiator.

DINING KITCHEN 11'6" x 8'10" (3.52m x 2.70m) refitted with an attractive range of high gloss contemporary grey units to wall and floor level, ample working surfaces to coordinate and complementing tiled splashbacks. Sink unit, integrated oven, gas hob, extractor, additional appliance recessed including plumbing for washing machine, front aspect window, radiator. Concealed gas fired central heating boiler. Patio doors to

CONSERVATORY 13'6" x 7'8" (4.14m x 2.34m) increasing the living space with brick base and timber single glazed upper levels, double doors giving access to rear garden. Radiator.

FIRST FLOOR

LANDING rear aspect window.

BEDROOM ONE 11'0" x 8'3" (3.35m x 2.51m) front aspect window. Over stairs storage cupboard, radiator.

BEDROOM TWO 11'2" x 6'5" (3.41m x 1.97m) front aspect window, radiator.

BATHROOM suite of panelled bath with electric shower over, pedestal hand basin, low suite wc, fully tiled walls, radiator.

OUTSIDE

The property nestles towards the head of this cul de sac with open front forecourt. Side gated driveway to additional concrete hard standing and driveway within the enclosed rear garden. This is flanked by a lawn with perimeter shrubbery and paved patio.

Timber garden store.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Doncaster Council that this property is in Band A.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

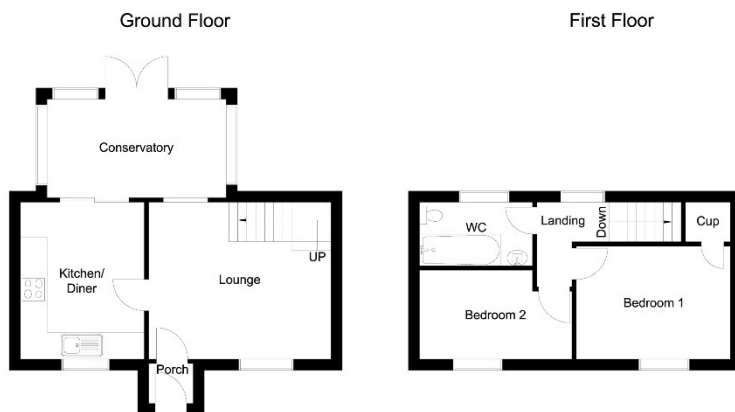
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

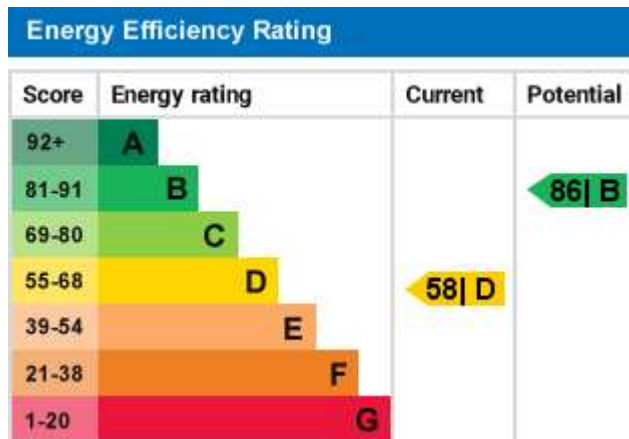
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in July 2023.



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/percentage if quoted on the plan. CP Property Services @2023



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