Magnolia Road, Balby Doncaster

william
h brown

welcome to

Magnolia Road, Balby Doncaster

Situated in this popular development is this spacious modern three bedroom detached home. Ideal for a first time buyer or young family, offered on a shared ownership scheme of 29% to the prospective buyer.

Agent's Note
This property is currently under shared ownership with 29% ownership by the seller with payable rent: £385.57 pcm to RMG Group - contact branch for further details

Entrance Hall
With a front facing composite door, a central heating radiator, thermostat and stairs which rise to the first floor landing.

Ground Floor W.C.
Fitted with a low flush WC and a wash hand basin with mixer tap. There is splashback tiling, a central heating radiator and a front facing obscure double glazed window.

Dining Kitchen
Fitted with a range of modern wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with extractor hood above, an electric oven and an integrated washing machine, dishwasher and fridge-freezer. There is a central heating radiator, spotlights to the ceiling, under unit lighting, front and rear facing double glazed windows.

Lounge
With a front facing double glazed window, a central heating radiator, a useful understairs storage cupboard which houses the boiler and there are rear facing French doors leading out to the rear garden.

First Floor Landing
With a rear facing double glazed window and a central heating radiator.

Bedroom One
With a front facing double glazed window, thermostat, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room
Fitted with a low flush WC, a wash hand basin and a double walk-in shower cubicle. There is tiling to the walls and floor, an extractor fan, central heating radiator and a front facing obscure double glazed window.

Bedroom Two
With a front facing double glazed window and a central heating radiator.

Bedroom Three
With a rear facing double glazed window and a central heating radiator.

Bathroom
Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with shower over and screen. There is partial tiling to the walls, a central heating radiator, downlights to the ceiling, an extractor fan and a rear facing obscure double glazed window.

Outside
To the front of the property there is an open plan lawned garden with shrubs and pathway to the front entrance. There is a driveway to the side providing off road parking with a gate giving access to the rear garden. To the rear of the property there is an enclosed mainly laid to lawn garden with patio, outdoor store and outdoor summer house.

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- SOUGHT AFTER DEVELOPMENT
- SUPERB KERB APPEAL
- SHARED OWNERSHIP SCHEME WITH 29% BEING SOLD
- NO ONWARD CHAIN
- GROUND FLOOR WC

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 153.84
Ground Rent: 385.58

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£78,300

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126090

The Property Ombudsman

Property Ref:
DCR126090 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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