



**Royston Avenue, Bentley Doncaster**

**welcome to**

**Royston Avenue, Bentley Doncaster**

Guide price £100,000-£110,000 This three bedroom mid terrace property offers spacious accommodation throughout and benefits from no onward chain. The property is conveniently situated close to range of shop schools and local amenities. Opportunity to put your own stamp on!



**Entrance**

With a front facing sealed unit door and a central heating radiator.

**Lounge**

With a front and rear facing double glazed windows providing an abundance of natural light, two central heating radiators and a chimney breast.

**Kitchen**

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer, there is space for an electric oven and grill, plumbing for a washing machine and space for a fridge freezer. There is a side facing door, a central heating radiator, access to the under stairs pantry and a further side facing double glazed window.

**First Floor Landing**

With a loft hatch.

**Bedroom One**

With a central heating radiator, a chimney breast and a front facing double glazed window.

**Bedroom Two**

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

**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 and a bath with shower over. There is a heated towel rail and a side facing double glazed window.

**Outside**

To the rear the property there is a range of outbuilding storage and a rear gate to the rear service lane.



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## Royston Avenue, Bentley Doncaster

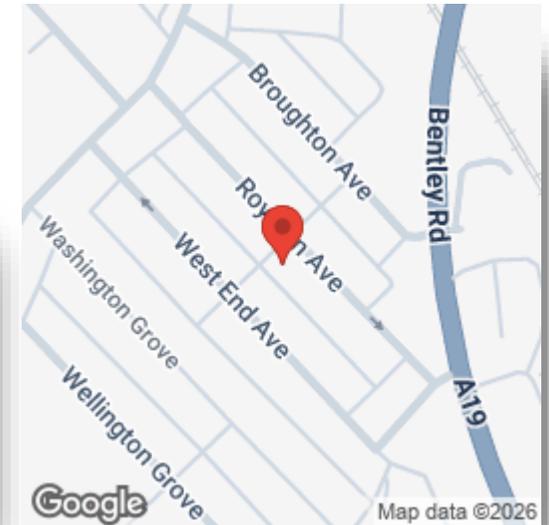
- GUIDE PRICE £100,000-£110,000
- ATTENTION FIRST TIME BUYERS AND INVESTORS
- THREE BEDROOM MID-TERRACE PROPERTY
- IN NEED OF MODERNISATION
- SPACIOUS ACCOMMODATION THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£100,000-£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126127 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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