



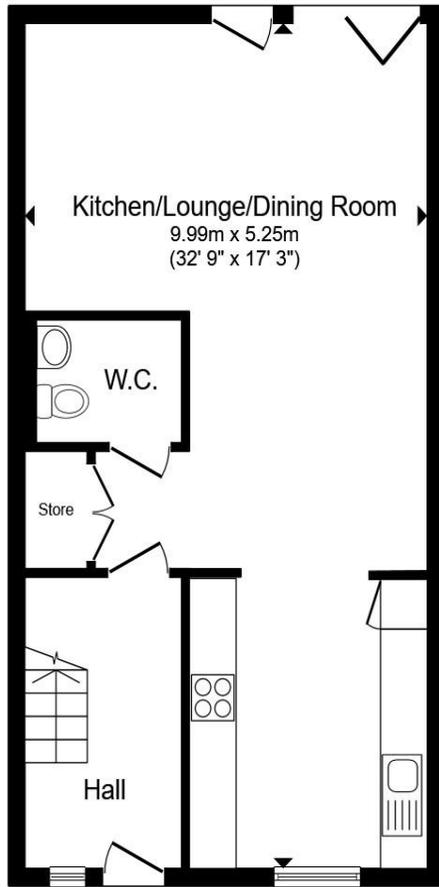
**Avocet Close, Mexborough S64 0FJ**

**welcome to**

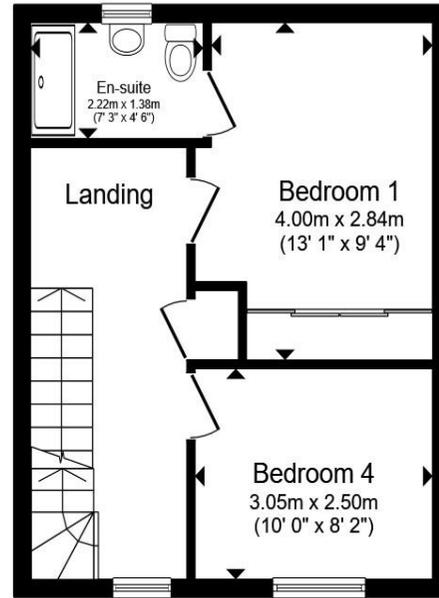
**Avocet Close, Mexborough**

SPREAD YOUR WINGS! a modern style 4-bed town house in a sought after spot, close proximity to amenities, schools, shops, transport links & country walks. Stunning throughout with open-plan kitchen/lounge/diner with appliances, W.C, en-suite, family bathroom, drive & lovely rear garden. NO CHAIN.

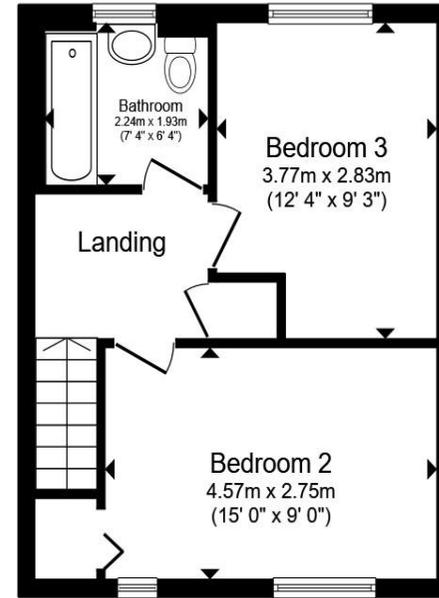




**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**Downstairs W.C**

**Lounge Area**

**Kitchen**

**Landing**

**Bedroom Two**

**En-Suite**

**Bedroom Three**

**Bedroom One - 2nd Floor**

**Bedroom Four - 2nd Floor**

**Bathroom - 2nd Floor**

**Outside**

Total floor area 119.8 m<sup>2</sup> (1,289 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Avocet Close, Mexborough

- Modern style 4 bedroom town house. Council Tax C. EPC tbc
- Highly sought after location - semi rural feel yet excellently placed for amenities, schools, shops, transport links & country walks
- Absolutely stunning throughout. Kitchen with appliances
- Downstairs W.C, en-suite & family bathroom
- Open plan kitchen / lounge / dining area

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

**£210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB119896](http://williamhbrown.co.uk/Property/MXB119896)



Property Ref:  
MXB119896 - 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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