



Chatsworth Drive, Rossington Doncaster

welcome to

Chatsworth Drive, Rossington Doncaster

GUIDE PRICE £180,000-£190,000 Situated in the heart of Rossington Village, this well presented two double bedroom semi-detached home is offered to the market in move in condition. Boasting a driveway, a stylish lounge and an enclosed rear garden. Ideal for a first time buyer or investor!



Entrance Porch

With a front facing double glazed composite door and a further door into the lounge.

Lounge

With a front facing double glazed window, a central heating radiator, coving to the ceiling and stairs which rise to the first floor landing.

Kitchen

Accessed from the lounge and is fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a gas hob with extractor above, an oven and grill, complimentary splashback tiling, an integrated fridge freezer and plumbing for a washing machine. There is under-unit lighting, laminate flooring, and a central heating radiator. Rear facing French doors open onto the patio and enclosed rear garden, while ample space is provided for a dining table and chairs.

First Floor Landing

With access to both bedrooms and family bathroom.

Bedroom One

With a front facing double glazed window, a central heating radiator and two useful storage cupboards.

Bedroom Two

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

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath with shower screen and shower over. There is a rear facing obscured double glazed window, an extractor fan and a central heating radiator.

Outside

To the front of the property there is an open plan lawned garden with a driveway to the side which provides ample off road parking. To the rear the garden is mainly laid to lawn with fencing to the

perimeter and a patio area.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/DCR125179



welcome to

Chatsworth Drive, Rossington Doncaster

- GUIDE PRICE £180,000-£190,000
- TWO DOUBLE BEDROOM FAMILY HOME
- SOUGHT AFTER LOCATION, CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- IDEAL STARTER HOME
- CUL-DE-SAC POSITION

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£180,000-£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125179



Property Ref:
DCR125179 - 0002

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.

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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk