

3 Bed Terraced In Royston Avenue , Doncaster, DN5 9RB

£120,000





## **SHORT DESCRIPTION**

Property Ref: 16250 Excellent buy for investment or to live in. This 3 THREE BEDROOM Terraced HOUSE with a EPC rating of C has DINING ROOM first floor bathroom rear garden and situated in the popular location. Stones throw distance from town and Train and close to sought after schools. It has 2 double bedrooms and 1 smaller bedroom and on street free parking. Spacious kitchen diner. Good bus links and ideally situated for access to the Road and motorways. Entrance Hall with laminate floor covering fire surround with gas fire two wall lights and under stair storage . Stairs and Landing with carpeted floor covering. To the rear of the property there is a sizeable garden with great potential to personalise. Easy access to Fenchgate and Bentley shopping centre. Morrisons home bargains B and M Currys and Wilsons very close by walking distance. Boiler is nearly new. Getting mortgage should be easy as EPC rating is C. Looking for a quick sale that is why have reduced price. Property Type: Terraced Full selling price: £120000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: A EPC rating: C Measurement: 678.126 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

**3**

**Bed Room(s)**

**1**

**Bath Room(s)**

**2**

**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



99Home plan is for illustration purposes only and not to scale. Measurements of rooms shown are maximum and approximate and the responsibility is taken by any other contractors in the contract.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	92 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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