

# HUNTERS®

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## Ash Tree Avenue

Bawtry, DN10 6LW

Guide Price £300,000



Council Tax: D





# 7 Ash Tree Avenue

Bawtry, DN10 6LW

Guide Price £300,000



## DESCRIPTION

Briefly the property comprises Entrance Hall, two double Bedrooms, Lounge, Kitchen Diner, Bathroom and En Suite whilst outside there is a wrap around garden with off road parking for several vehicles. The property also benefits from gas central heating and double glazing.

Bawtry is a market town situated between Retford, and the city of Doncaster with good transport links via the east coast mainline and motorway network. There are a good range of shops, boutiques, restaurants and the Crown Hotel, together with Schools, library, Heath Centre, Gym and Cricket Club.

## ACCOMMODATION

The property is accessed via a porched entrance with two outside lights through a uPVC door with two glass panels leading into:

### L SHAPED ENTRANCE HALLWAY

15'1" x 12'8" to maximum dimensions (4.61 x 3.88 to maximum dimensions)

Tiled flooring and providing access to Lounge, Kitchen Diner and Bedrooms, loft access, cupboard housing Baxi boiler, wall mounted thermostat and fuse box.

### LOUNGE

14'0" x 14'11" (4.28 x 4.55)

T.V. point, window to the front elevation and radiator.

### KITCHEN DINER

19'3" x 9'9" (5.87 x 2.98)

Wall and base units in cream, integrated oven with gas hob and extractor fan over, dishwasher, spaces for washing machine and fridge freezer, stainless

steel sink, smoke alarm to ceiling, tiled flooring, radiator and sliding door to the rear elevation.

### BEDROOM ONE

10'1" x 11'8" (3.09 x 3.57)

Telephone point, built in wardrobe, window to the front elevation and door opening to:

### EN SUITE SHOWER

5'1" x 6'4" (1.56 x 1.95)

Corner shower unit, pedestal sink with splashback and vanity unit with mirror over, shaving socket and light, low level flush w.c., two towel rails, extractor fan to ceiling and vinyl flooring, window to the front elevation.

### BEDROOM TWO

9'1" x 12'11" (2.79 x 3.95)

Window to the rear elevation and radiator.

### BATHROOM

6'1" x 9'8" (1.86 x 2.96)

Matching white suite comprising panel bath, corner shower with Brittany electric shower unit, pedestal sink with tiled splashback, shaving socket and light over, low level flush w.c., window to the rear elevation and radiator.

### EXTERNALLY

The front of the property is accessed via a wrought iron gate leading to the porch and is laid to lawn with mature borders and hedging surround. Block paving drive allows off street parking for several vehicles. The block paving wraps around the property along with mature borders, tool shed to the rear and seating area to the side on stone chipping.

## COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'D'

## TENURE - FREEHOLD

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



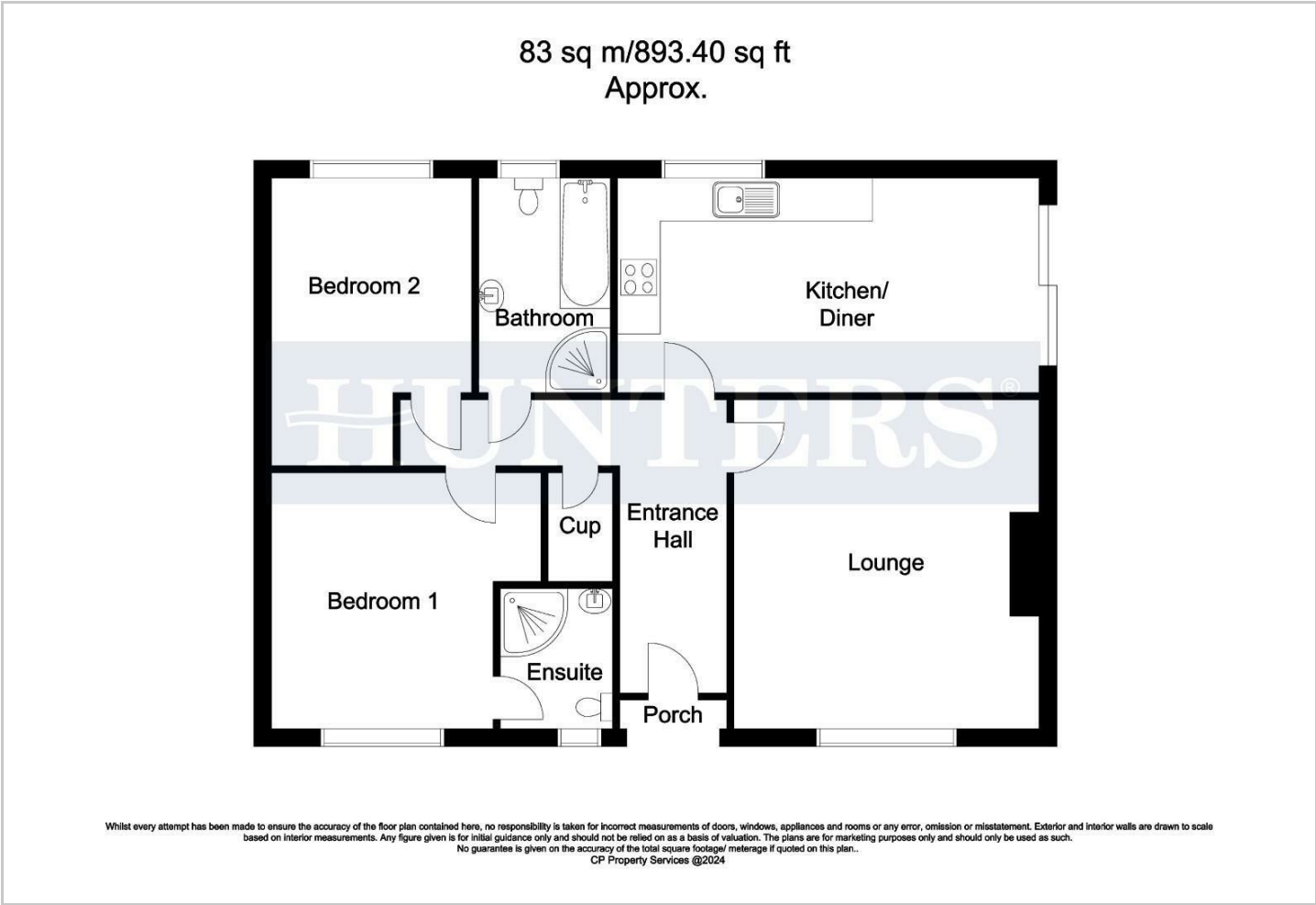
Hybrid Map



Terrain Map



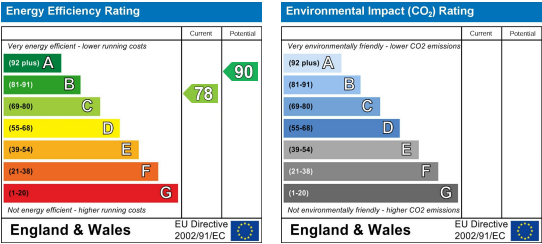
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.