

- **Extended semi detached house**
- **Partially refurbished & requiring completion**
- **Larger than average plot with front car parking**
- **uPVC windows and central heating system (no boiler)**
- **Majority of the property has been rewired**
- **New bathroom and en suite fittings**
- **Excellent potential offered**
- **Of interest to builders and private individuals**

Ground floor

Side entrance hall
 Cloak room/WC (proposed & with no suite) 1.97m x 0.77m
 Front sitting room 4.76m x 3.10m
 Under stairs store
 Kitchen 3.65m x 3.09m
 Extended dining room/sun room 4.48m x 2.61m with two velux windows & French Doors

First Floor

Landing
 Front bedroom 1 3.78m x 3.10m with far reaching views to the front
 Rear bedroom 2 3.06m x 3.72m
 Bathroom/WC 1.88m x 1.67m with new white suite

Second Floor

Attic bedroom 3.30m x 3.95m overall with dormer window & ensuite shower & WC

Outside

The property occupies a larger than average plot with a good size front area with potential for vehicular parking. The rear of the property is a long garden area with potential for patio adjoining the sun room.

EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
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SOLICITORS

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