



68 Church Field Road,
Campsall, Doncaster, DN6 9LN

Offers in Region of £90,000 **No Chain**

A well appointed two bedroomed semi-detached house, situated within this popular residential location, enjoying pleasant open views to the front elevation and being well served by local amenities, being close to local shops and schools.

Gas central heating and uPVC double glazed windows are installed. The property occupies established, easily manageable gardens to the front and rear. There is a hardstanding to the front of the property providing off-road parking. The property is ideally suited to a first time buyer and an internal inspection is highly recommended.



GROUND FLOOR

Entrance Hall

with uPVC entrance door with opaque glass, tile floor covering, radiator, fitted dado rail, telephone point.

Communicating Lounge/Dining Room 20' 10" x 10' 10" (6.35m x 3.31m) (second measurement reducing to 8' 1") with an attractive timber surround feature fireplace with coal effect fitted gas fire, two radiators.



Side Entrance Porch covered side entrance porch with brick store and an additional brick store to the rear.

FIRST FLOOR

Landing with radiator, built in storage cupboard.

Rear Bedroom 1 14' 1" x 9' 6" (4.3m x 2.9m) with radiator, built in cupboard.



Rear Bedroom 2 10' 3" x 10' 9" (3.13m x 3.28m) with radiator.

Kitchen 10' 10" x 8' 6" (3.31m x 2.6m) with a range of base cupboard and drawer units with roll edge worktops, with an inset stainless steel sink unit, plumbing and recess for automatic washer, tall cupboard, matching wall mounted cupboard units, radiator, splashback wall tiling, built in pantry cupboard housing the wall mounted gas combination central heating boiler, uPVC side entrance door leading into the side porch.



Bathroom 6' 0" x 5' 0" (1.83m x 1.53m) with a cream coloured suite comprising panel bath with electric shower over, pedestal wash basin, low level wc, tiled walls, uPVC double glazed window with opaque glass.



OUTSIDE

Gardens

The property occupies gardens to the front and rear. The front garden enjoys a pleasant open aspect overlooking adjacent fields and is predominantly laid to limestone chippings with adjacent flower borders and a twin paved hardstanding providing off-street parking. The garden to the rear has been laid to lawn.

OFFER PROCEDURE: To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to Johnsons estate agents without delay.

IMPORTANT NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

FREE VALUATIONS: We will be pleased to provide you with a free market appraisal on your own property if you are thinking of selling.

FIXTURES & FITTINGS: Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

MORTGAGE: With so many lenders and mortgages to choose from we recommend you take impartial advice. Our staff can easily put you in touch with a trusted and friendly expert who can offer you advice without any obligation.

VIEWING: By arrangement with Johnsons estate agents.

COUNCIL TAX BAND: For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

SELLING YOUR HOME? For details of our selling service and competitive selling fees please see our website. Search for "Johnsons Estate Agents Doncaster" in your internet browser.

REFERRAL FEES: Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice. Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

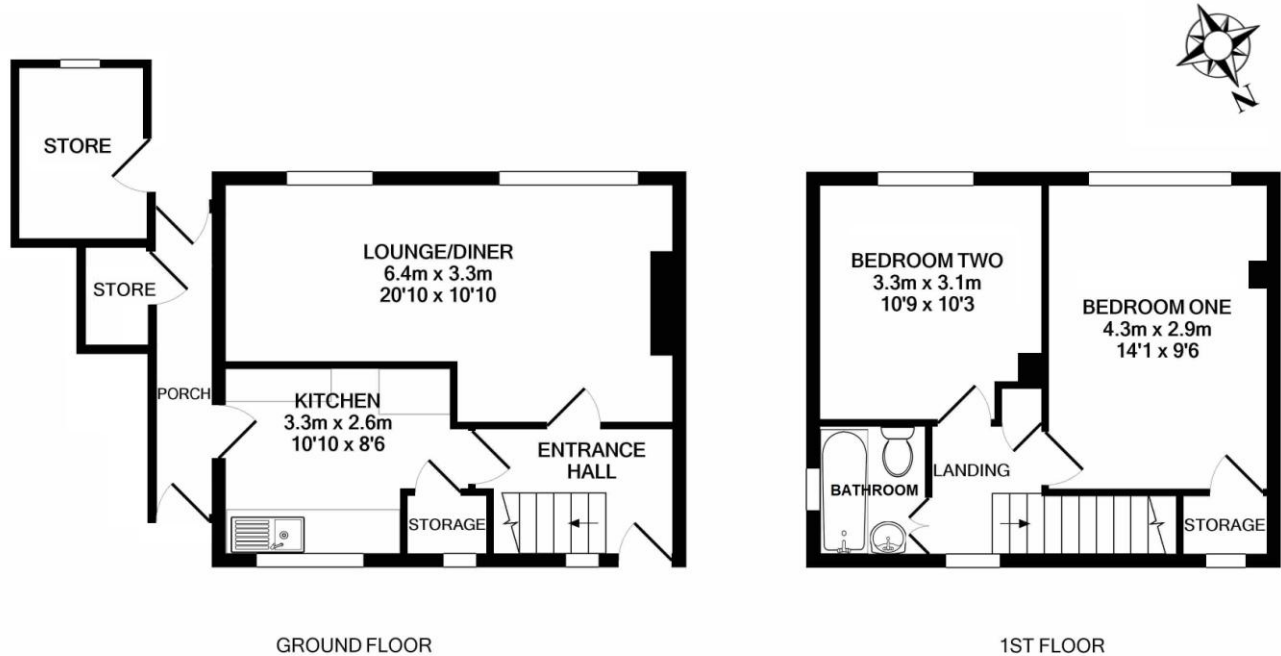
DIRECTIONS: The property can be approached by travelling from the direction of Askern into Campsall along Church Field Road. The property will be found on the left hand side, identified by our "For Sale" board.

ENERGY PERFORMANCE

Energy Efficiency Rating: Current D 62; Potential B 85

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request.
RA 23143 NH/DR 14/12/20



TOTAL APPROX. FLOOR AREA 64.1 SQ.M. (690 SQ.FT.) EXCLUDING OUTBUILDINGS
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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