



**78 Bond Street,  
Rossington, Doncaster, DN11 0DT**

**Reduced to OiRo: £159,000 No Chain**

A popular styled modern three bedroomed detached bungalow, situated within this highly regarded residential location. The property is conveniently situated within easy access of local shops and schools and provides excellent transport links to Doncaster Town Centre, Robin Hood Airport and the motorway network.

Lounge, kitchen with split level cooker, three bedrooms, bathroom with three piece white suite.

Gas central heating, uPVC double glazed windows and cavity wall insulation have been installed. The property occupies easily manageable good sized gardens to the front and rear, with a driveway leading to the single brick garage. The property is attractively priced to allow for further modernisation if required and an internal inspection is highly recommended.



**GROUND FLOOR**

**Side Entrance Porch** with uPVC entrance door with opaque glass, gas fired central heating boiler.

**Side Entrance Hall** with Georgian style glazed entrance door with opaque glass, radiator, cornice ceiling mouldings, telephone point.

**Kitchen** 7' 6" x 10' 0" (2.29m x 3.05m) with base cupboard and drawer units with roll edge worktops, with an inset polycarbonate sink unit, plumbing and recess for automatic washer and incorporating split level cooker equipment comprising of a four ring gas hob unit with extractor hood over, tall cupboards, one housing the built in oven, matching wall mounted cupboard units, part-tiled walls.



**Communicating Lounge/Dining Room** 11' 9" x 19' 1" (3.59m x 5.82m) with a front facing bowed bay window, contemporary style wall mounted electric fire, two radiators, cornice ceiling mouldings.



**Inner Hallway** with built in airing cupboard, access to loft.

**Rear Bedroom 1** 8' 10" x 15' 6" max (2.7m x 4.73m max) with radiator,, uPVC double glazed sliding patio door leading into the rear garden.



**Rear Bedroom 2** 10' 6" x 6' 6" (3.21m x 1.99m) with radiator, cornice ceiling mouldings.



**Side Bedroom 3** 7' 8" x 7' 9" (2.34m x 2.37m )



with radiator, cornice ceiling mouldings.



**Bathroom** 7' 6" x 5' 6" (2.29m x 1.68m) with a white three piece suite comprising of panel bath with thermostatically controlled shower over and shower screen, pedestal wash basin, low level wc, heated towel rail, tiled walls, uPVC double glazed window with opaque glass.



## OUTSIDE

### Gardens

The property occupies attractively established gardens, with a lawned front garden surrounded by brick boundary walls, with the adjacent driveway leading through a pair of metal gates leading to the rear single garage. There is a fence enclosed garden to the rear again, predominantly laid to lawn.



### Garage

Single brick built garage to the rear, with up-and-over door.

**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.

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**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.

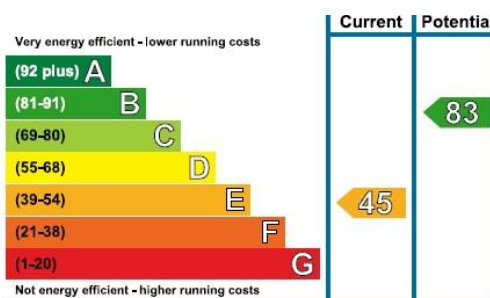
**REFERRAL FEES:** Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice. Financial/mortgage 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

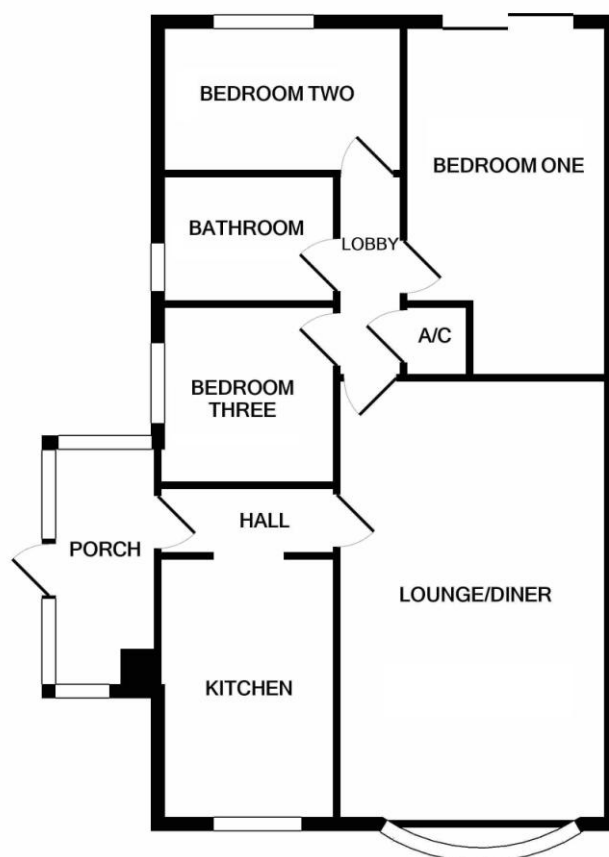
by travelling from Doncaster into Rossington along Sheep Bridge Lane, at the mini-roundabout turn left into Stripe Road and turn Right into Bond Street. The property will be found on the right hand side, identified by our "For Sale" board.

### ENERGY PERFORMANCE

Energy Efficiency Rating: Current E 45; Potential B 83



A full copy of the EPC is available upon request.  
RA 23082 NH/DR 08/06/20 (AMENDED 10/12/20)



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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