



**Ground floor apartment,
20a, Town Field Villas, Doncaster, DN1 2JG**

£170,000

A generously proportioned and exceptionally well appointed ground floor apartment on Town Field Villas overlooking the town field itself.

Conveniently situated within easy walking distance of the town centre.

Two receptions rooms, two spacious bedrooms, kitchen with a range of modern quality fitted kitchen units, bathroom with luxury white suite.

Gas central heating and a security system are installed.

Communal basement with useful storage rooms.

Attractive courtyard to the side and rear where there is a brick built garage.

An internal inspection is essential to fully appreciate the well appointed accommodation.



GROUND FLOOR

Side Entrance Porch

Accessed by an external staircase. With timber and glazed entrance door, quarry tile floor covering, tiled walls.

Dining Room 17' 3" x 7' 10" (5.26m x 2.39m) with radiator, quarry tile floor covering, tiled walls, cornice ceiling mouldings.

Lounge 17' 6" x 14' 9" (5.34m x 4.5m) (measurements excluding the bay) with a large front facing bay window enjoying a delightful aspect looking towards the direction of Town Fields, attractive period feature fireplace with coal effect fitted gas fire, exposed timber floor boards, 4 x central heating outlets, cornice ceiling mouldings, central ceiling rose, telephone point.



Inner Hallway

with 2 x central heating outlets, part tiled and part mirrored walls, fitted dado rail, cornice ceiling mouldings, inset spotlights to ceiling.

Kitchen 15' 2" x 10' 6" (4.63m x 3.21m) (second measurement reducing to 8 ft 6') with a range of modern quality fitted kitchen units comprising base cupboard and drawer units with roll edge worktops, with an inset twin bowl stainless steel sink unit with waste disposal unit,

peninsular breakfast bar, additional base cupboard and drawer units with stainless steel worktop, matching wall mounted cupboard units, tall cupboard with recess for fridge freezer, gas cooker point, stainless steel splash back and extractor hood, tiled walls, plumbing for automatic dishwasher, tiled floor covering, timber and glazed side entrance door.



Side Bedroom 1 13' 9" x 15' 7" (4.2m x 4.75m) (measurements excluding the bay) with large corner bay window, attractive period feature fireplace with fitted gas fire, central heating outlet, ornate cornice ceiling mouldings, central ceiling rose.



Side Bedroom 2 10' 9" x 14' 4" (3.28m x 4.37m) (max - measurements excluding the bay) with side facing bay window, range of quality fitted bedroom furniture comprising fitted wardrobes with hanging space, chest of drawers and display shelving, cornice ceiling mouldings, central ceiling rose, television aerial point.



Bathroom 5' 6" x 11' 0" (1.68m x 3.36m) with a luxury white suite comprising panelled jacuzzi style bath (hot and cold mixer tap with shower fitment), separate tiled shower compartment with thermostatically controlled shower, vanity unit with wash hand basin, low level wc, attractive tiled and mirrored walls, tiled floor covering, heated towel rail, cornice ceiling mouldings.



OUTSIDE

Cellar

having an external entrance door with access from the rear courtyard and providing communal accommodation shared with the first floor apartment, with 2 x storage cellars one housing the wall mounted gas central heating boiler and wine cellar.

Gardens

The property occupies an attractive courtyard to the side and rear.

Garage

with up and over door and access on to the rear service lane.

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.

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.

SURVEYS: Johnsons house survey department provides a full range of services to sellers and buyers, from lettings and surveys to mortgages. Please ask one of our staff for more information.

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.

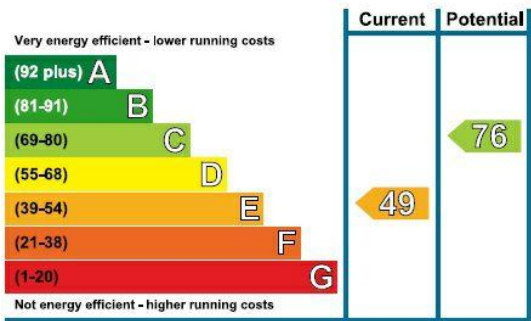
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REFERRAL FEES: Conveyancing: Johnsons estate agents may

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.

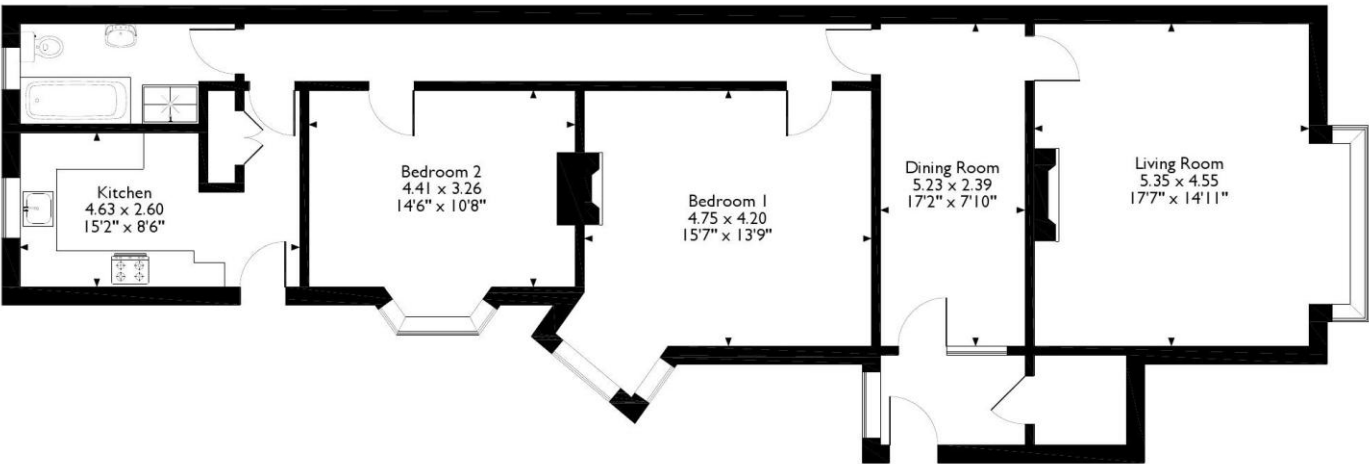
DIRECTIONS: The property overlooks Town Fields and can be approached via Lawn Road which in turn leads off Thorne Road.

ENERGY PERFORMANCE
Energy Efficiency Rating: E 49 (76)



A full copy of the EPC is available upon request.
RA 22618 NH/DR 16/03/20

20A Townfield Villas, Town Fields, Doncaster



Ground Floor Flat

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