

1 Victoria Road, Norton, Doncaster, DN6 9DP

GUIDE PRICE £90,000.00 TO £100,000.00

Nestled in the charming Victoria Road, Norton, Doncaster, this delightful semi-detached house is a perfect find for a first-time buyer or a savvy investor looking for a buy-to-let opportunity.

As you step inside, you'll be greeted by a cosy lounge, ideal for relaxing evenings or entertaining guests. The fitted kitchen adds a touch of modern convenience, making meal preparation a breeze. The downstairs family bathroom offers both functionality and comfort.

This lovely home boasts two double bedrooms, providing ample space for a small family or guests. With double glazed windows and a combi boiler, you can enjoy warmth and energy efficiency all year round.

Outside, a rear courtyard awaits, offering a private outdoor space to enjoy a morning coffee or alfresco dining on sunny days. Don't miss out on the chance to own this charming property in a desirable location. Whether you're looking to take your first step onto the property ladder or expand your investment portfolio, this semi-detached gem on Victoria Road is sure to capture your heart. NO CHAIN!

Guide price £90,000

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- Ideal for first time buyers or BTL investors
- Gated courtyard
- GUIDE PRICE £90,000.00 TO £100,000.00
- EPC 54E
- Close to all local amenities
- NO CHAIN
- Double glazed, combi boiler and electrical certificate
- 2 well presented DOUBLE Bedrooms
- Light and airy lounge
- Council tax band A

LOUNGE

KITCHEN / DINER

DOWNSTAIRS FAMILY

BATHROOM

CELLAR

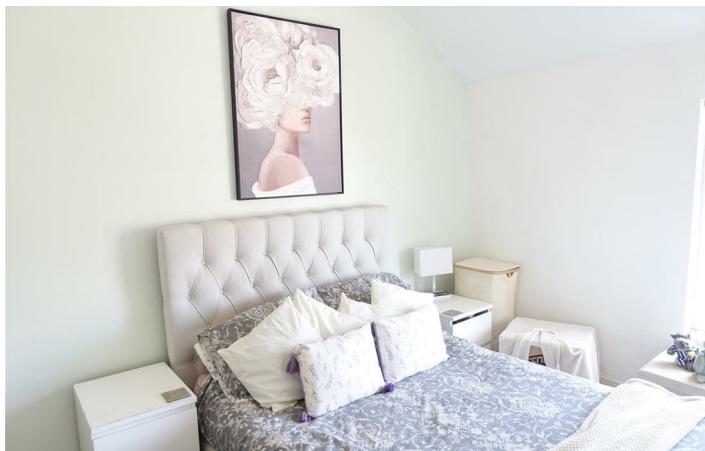
BEDROOM ONE

BEDROOM TWO

REAR COURTYARD



Directions



Floor Plan

Approx Gross Internal Area
64 sq m / 689 sq ft



Ground Floor
Approx 31 sq m / 331 sq ft

Second Floor
Approx 25 sq m / 270 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) A | | | 83 |
| (81-91) B | | | |
| (70-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |