



28 Tudor Road, Woodlands , Doncaster, DN6 7PU

Guide Price £110,000 - £120,000!! This three-bedroom mid-terraced property presents an excellent opportunity for investors or buyers looking to create a home tailored to their own taste. Offered to the market with no onward chain, the property requires full refurbishment and modernisation, making it ideal for those seeking a renovation project.

The accommodation comprises a spacious layout with a living area, kitchen space, and the added convenience of both a downstairs bathroom and separate W/C. Upstairs, there are three well-proportioned bedrooms, offering plenty of potential for reconfiguration or improvement.

Externally, the property benefits from a large enclosed rear garden, providing excellent outdoor space with scope for landscaping or extension (subject to planning). There is on-road parking available to the front.

Further benefits include:

Council Tax Band: A
EPC Rating: To follow

Situated in a convenient location with access to local amenities and transport links, this property represents a fantastic investment or development opportunity.

Early viewing is recommended to appreciate the potential on offer.

Guide price £110,000

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- Guide Price £110,000 – £120,000
- Requires full refurbishment and modernisation
- Large enclosed rear garden
- No onward chain
- Three-bedroom mid-terraced property
- Spacious accommodation with great potential
- On-road parking available
- Excellent renovation opportunity
- Downstairs bathroom and separate W/C
- Council Tax Band: A & EPC rating: TO FOLLOW

Hallway

3'8" x 3'11" (1.14 x 1.21)

Lounge

11'1" x 16'1" (3.40 x 4.91)

Kitchen

10'4" x 10'2" (3.16 x 3.12)

Bathroom

6'11" x 5'4" (2.12 x 1.65)

Hallway

2'10" x 5'6" (0.88 x 1.69)

W/C

2'11" x 5'6" (0.90 x 1.69)

Master Bedroom

10'5" x 16'1" (3.18 x 4.92)

Bedroom 2

11'3" x 8'3" (3.45 x 2.52)

Bedroom 3

8'4" x 7'2" (2.55 x 2.20)

Landing

6'0" x 7'0" (1.84 x 2.14)



Directions

Woodlands is a model village 4 miles (6 km) north-west of Doncaster in South Yorkshire, England. The village lies adjacent to Highfields and Adwick le Street within the City of Doncaster.



Floor Plan

Approx Gross Internal Area
76 sq m / 823 sq ft



Ground Floor
Approx 38 sq m / 409 sq ft

First Floor
Approx 38 sq m / 414 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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