

LOT

14

6 Queens Road, Askern, Doncaster, South Yorkshire DN6 0LX

Guide price\* £43,000+



**A three bedroom inner terrace house with central heating and double glazing and in a convenient location close to local amenities. Requires some improvement.**

#### Location

The property is located off Station Road, only approximately 1/4 mile from Askern village centre which boasts a multiple choice of local shops, schools, bus routes and all amenities. Askern is a popular village also offering supermarkets, public houses and bus routes into Doncaster town centre which lies approximately 7 miles from the property. The property is less than 5 miles from the A1 (M) and motorway connection.

#### Description

This three bedroom inner terrace house does require some repair and improvement but offers good potential for either owner occupiers or buy to let investors. There is central heating and double

glazing. In addition, there is a fitted kitchen with built in oven and hob, a bathroom with shower over the bath and a rear yard with an outbuilding.

#### Accommodation

**Ground Floor** Vestibule entrance. Living room. Dining kitchen with a range of fitted base and wall units. Built in oven, 5 ring gas hob unit and extractor hood.

**First Floor** Three bedrooms incorporating one double plus two single size rooms. Bathroom/WC with wash basin and shower over the bath.

**Outside** Front forecourt. Rear yard with an outbuilding.

#### Tenure

Freehold

#### EPC

Energy Efficiency Rating E

#### Auction Valuer

Tony Webber FRICS

#### Viewing

Strictly by appointment with joint agent Blundells, Doncaster 01302 510 140 or for any other enquiries please call the auction team on 0114 254 1185

