



Nicholson Road  
Doncaster  
South Yorkshire  
DN4

Offers in Excess of £125,000

bettermove

# Nicholson Road Doncaster

Bettermove are proud to present this 3 bedroom terraced house in Doncaster, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

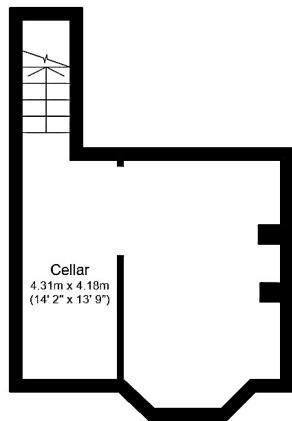
The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor, with access to the cellar. The first floor consists of three generous bedrooms and the family bathroom. The exterior boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

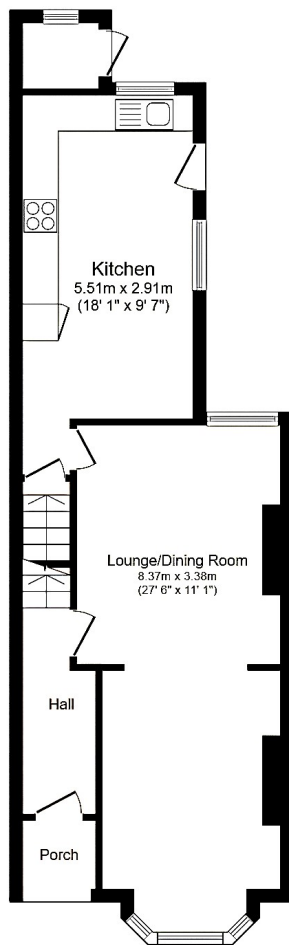
Located in the popular city of Doncaster, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Doncaster train station, a variety of local bus routes, and quick access to the A1(M).

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

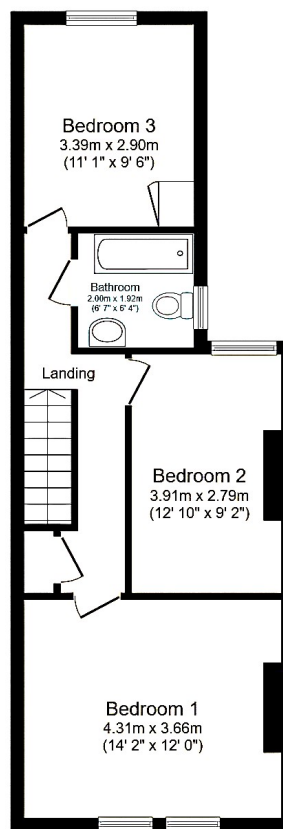




**Cellar**



**Ground Floor**



**First Floor**

Total floor area 119.6 m<sup>2</sup> (1,287 sq.ft.) approx

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>81</b> |
| (55-68) <b>D</b>                            | <b>70</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)