



**Preston  
Baker**   
Estate & letting agents

Flats 1-4, 4 Bungalow Road  
Edlington, Doncaster, DN12 1DL

**Guide Price £135,000 - £145,000**

At a glance

[www.prestonbaker.co.uk](http://www.prestonbaker.co.uk)







**GREAT INVESTMENT OPORTUNITY | Local Primary School | LOCAL AMENITIES | Quiet Doncaster Suburb | Access to A1 & M18 | 4 x One Bedroom SELF CONTAINED Apartments | Shared Garden Area | Shower Rooms | Living Rooms | Double Glazed | Electric Heating**

We are proud to present to the market this wonderful investment opportunity of 4 one bedroom self-contained apartments with shared rear communal area.

The two ground floor apartments have their own entrances while the 1st floor apartments share an entrance hall with stairs leading up to the shared landing.

Apartments 1, 3 & 4 have with a living room open plan to the kitchen/diner whilst apartment 4 has a separate living room and kitchen.

All apartments complete with well fitted kitchens including good worktop space, electric oven and hob, separate shower rooms with corner showers, toilets and wash basins, Electric heating, double glazed and share a rear communal garden area.

Set in this quiet village on the outskirts of Doncaster with access to the A1 and M18 makes this an ideal rental opportunity for the young professional with great yield potential for the discerning landlord.





**TOTAL APPROX. FLOOR AREA 2052 SQ.FT. (190.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given

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Your notes on the property:

This image shows a full page of handwriting practice paper. It contains ten identical rows of horizontal guidelines. Each row is composed of three lines: a solid top line, a dashed middle line, and a solid bottom line. The rows are evenly spaced across the entire page, providing ample space for practicing letter formation and alignment. There are no margins, text, or other markings on the page.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
		62	77
England, Scotland & Wales		EU Directive 2002/91/EC	