



5 Breydon Court , DN5 8UZ

**£50,000 OffersInRegionOf
Tenure Leasehold**

- **Walking Distance to Cusworth Hall, Museum and Park**
- **Studio**
- **Perfect for first time buyers**
- **Great Investment Opportunity**
- **Short Walk to great family pub and eatery**
- **Great access to town and motorway**

Ideal for investors, first-time buyers, or professionals needing a base while commuting to London, this studio flat is a fantastic opportunity in the sought-after area of Cusworth. Just a short stroll from the stunning Cusworth Hall and its scenic parklands, the location offers peaceful surroundings with easy access to local amenities, the town centre, and motorway links.

The flat is in need of some TLC, making it a great project for someone looking to put their own stamp on a property. With a communal garden and a quiet, well-connected setting, it's perfect for those seeking a simple, low-maintenance home in a desirable area.

Don't miss out—this is a great opportunity to secure a property in one of Doncaster's most popular locations.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- 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	

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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	