

**2 Bedroom(s), Terraced House, Freehold**

**Cecil Avenue, Warmsworth, Doncaster.**



- 3D Virtual Tour Available
- Mid Terrace House
- Sun Room/Playroom
- Two Double Bedrooms
- Gardens to Front and Rear

- Well Presented Throughout
- Lounge
- Open Plan Kitchen Diner
- Bathroom
- No Onward Chain

**£117,500**

**Reduced**

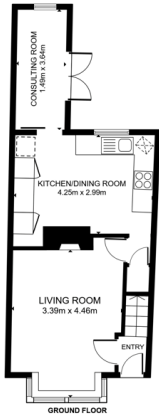
*Book your viewing today* Tel: 01302 247754

## Owner's View

This mid-terraced house on Cecil Avenue presents a fantastic opportunity to own a well-presented property in a sought-after location. With its sunroom, spacious rooms, and no chain status, this home is sure to appeal to discerning buyers seeking a comfortable and convenient lifestyle.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
 GROUND FLOOR 32.20sq. FT. FLOOR 1 30.11sq. FT.  
 TOTAL: 62.31sq. FT.  
NOTES: ALL DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

## Lounge



## Open Plan Kitchen Diner



## Sun Room/Playroom



## First Floor

## Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
GROUND FLOOR 37.50' FLOOR 1 36.14' AP  
TOTAL: 73.64'

NOTE: ALL DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Bedroom



## Bathroom



## External

## Front



## Bedroom



## Rear Garden



## Property Information Form

Council Tax Band -

Utilities - Mains Gas, Mains Electricity, Mains Water - Yes

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Combi Boiler - 3-4 yrs old

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - In the bedroom

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Radiators only

Permanent Loft Ladder - No

Loft Insulation - Not sure

Loft Boarded out - Not sure

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 