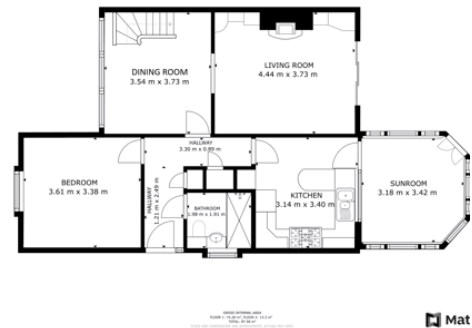


2 Bedroom(s), Semi-Detached Bungalow, Freehold

The Boulevard, Edenthorpe, Doncaster.



- 3D Virtual Tour Available
- Semi Detached Dormer Bungalow
- Family Bathroom
- Conservatory
- Drive Allowing For Off Road Parking

- No Chain
- Two Bedrooms
- Kitchen
- Lounge and Dining Room
- Rear Enclosed Garden

£210,000
For Sale

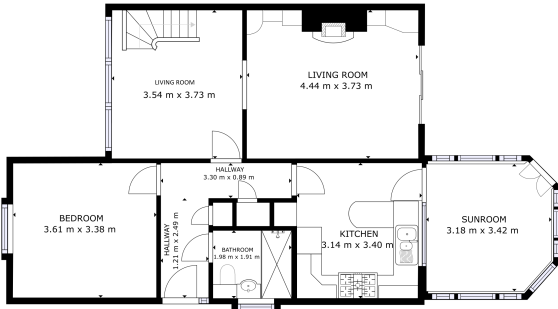
Book your viewing today Tel: 01302 247754

Owner's View

Located in the popular and well-connected village of Edenthorpe, this two-bedroom semi-detached dormer bungalow offers a fantastic opportunity for buyers looking to create their ideal home. With generous living space and plenty of potential, this property is perfect for those wanting to modernise and make it their own. The ground floor comprises a spacious, bright lounge, a fitted kitchen, a conservatory overlooking the rear garden, a family bathroom, and a well-sized ground floor bedroom. Upstairs, you'll find an additional dormer bedroom. Externally, the property benefits from a driveway for off-road parking and a private rear garden. Ideally positioned close to local shops, schools, and transport links, this property combines convenience with potential – a great find for first-time buyers, downsizers, or investors.

Ground Floor

Floor Plan



Kitchen



Conservatory



Lounge Areas



Bedroom One



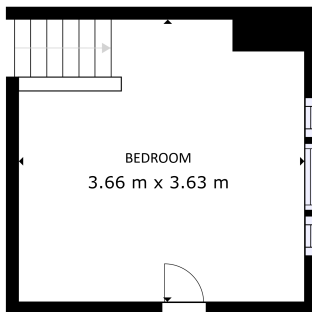
Bathroom



Front Aspect

First Floor

Floor Plan



Rear Aspect

Bedroom Two



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water - mains

Water Meter - yes

Tenure - Free Hold

Solar Panels - No solar panels

Space Heating System -

Approximate Heating System Installation Date - approx 2024

Water Heating System -

Approximate Water Heating Installation Date - approx 2024

Boiler Location - kitchen on the wall

Externals



Approximate Electrical System Installation Date - partial rewire approx 2023/2024


Permanent Loft Ladder - No

Loft Insulation -

Loft Boarded out –

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+) A | | |
| (81-91) B | | 84 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |