

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

Cedar Road, Balby, Doncaster.



- 3D Virtual Tour Available
- Well Presented Semi-Detached Home
- Garage Converted into a Utility Area and Storage Room
- Attractive Living Room Diner
- Popular Area in Balby
- Two Spacious Bedrooms
- Modern Kitchen
- Sizeable Driveway
- Contemporary Family Bathroom

£175,000
For Sale

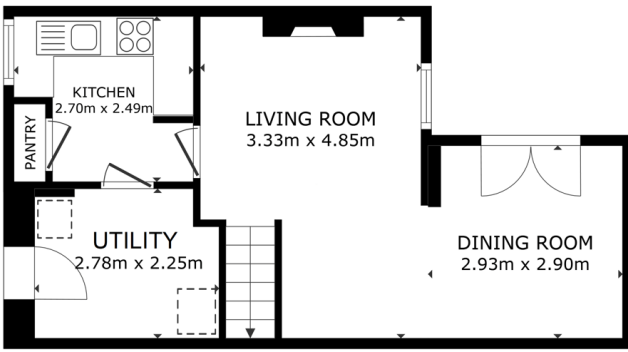
Book your viewing today Tel: 01302 247754

Owner's View

This has been a perfect first property, it is in a quiet cul-de-sac with some lovely families living on the street and very little traffic coming and going. The immediate neighbours on each side are both really friendly. I have really enjoyed living here, it's a cosy house on a safe street. I fitted a new kitchen when I moved in and converted the back part of the garage into a utility/storage room which made a huge difference to the functionality of the kitchen. The back garden is a real sun trap and is not hugely overlooked, it is easily maintained and the back fence has recently been renewed. I built the pagoda and put the decking in myself to give the garden a bit more character. I am selling now as I would like a bigger property and want somewhere with a larger garden for my dog. I really hope the buyers love the house as much as I have.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 37.5 m² FLOOR 2: 28.2 m²
TOTAL: 65.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Kitchen



Utility



Lounge Diner



First Floor



the property
hive

We make it happen.

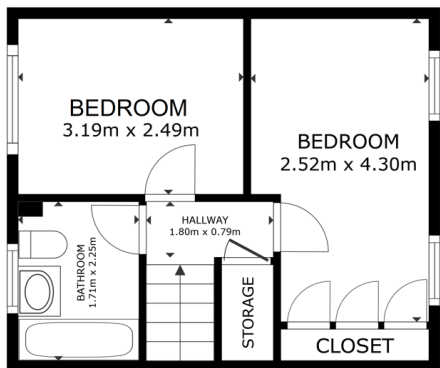
Tel: 01302 247754

Email: info@thepropertyhive.co.uk

Web: www.thepropertyhive.co.uk



Floor Plan



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FLOOR 1: 37.5 m² FLOOR 2: 28.2 m²
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Matterport

Master Bedroom



Bedroom



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

Family Bathroom

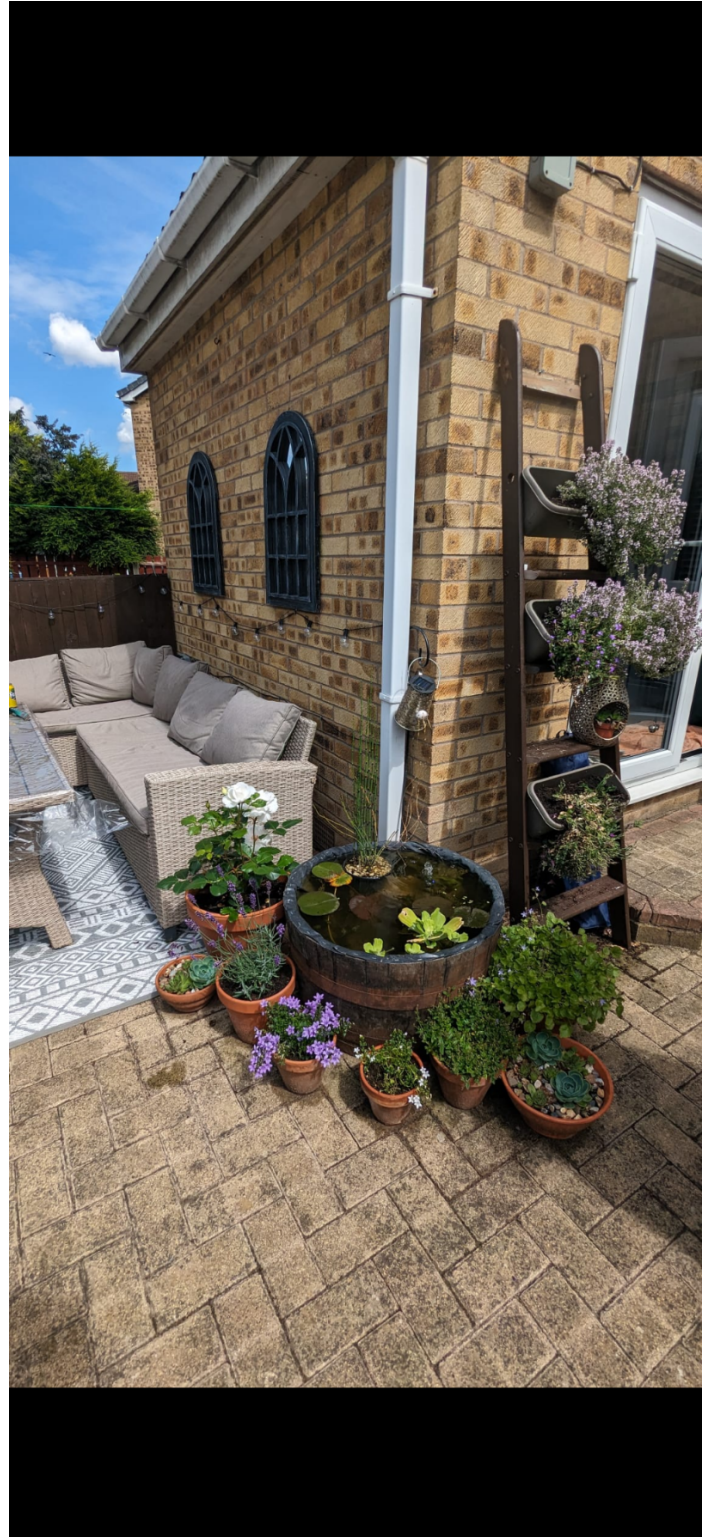


Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators



would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

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.

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Upstairs cupboard

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which

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Energy Performance Certificate

