

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

**Stoops Lane, Bessacarr.**



- 3D Virtual Tour Available
- Two Double Bedrooms
- Contemporary Kitchen
- Garage with Driveway
- Close to Local Amenities and Bus Route

- Charming Semi Detached Bungalow
- Lounge Diner
- Bathroom
- Gardens to the Front and Rear
- Sought After Location In Bessacarr

**£199,950**  
**For Sale**

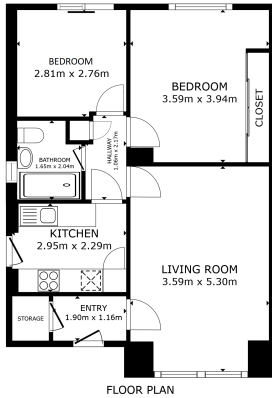
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... The bungalow is in an ideal situation close to the shops and bus stops for Doncaster town.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR PLAN 95.2 sq ft  
TOTAL - 95.6 sq ft  
NOTES AND EXPLANATIONS ARE AVAILABLE IN THE 3D VIRTUAL TOUR



## Lounge Diner



## Kitchen



## Bedroom



## Bedroom



## Bathroom



## External

## Front Garden



## Rear Garden



## Property Information Form

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)  
Approximate Heating System Installation Date - New Worcester combi boiler installed in the loft May 2023. The central heating system was installed appropriately August 2019, previously it has been the hot air system  
Water Heating System - Gas combi boiler  
Approximate Water Heating Installation Date - Approximately Aug 2019.  
Boiler Location - Loft  
Approximate Electrical System Installation Date - All the electrics in the kitchen were new when I purchased the property and put a new kitchen in but I don't know regarding the other electrics  
Approximate Electrical System Test Date - 2023  
Fires/Heaters - None  
Permanent Loft Ladder - Yes  
Loft Insulation - Yes  
Loft Boarded out - It is boarded out partly so you can get to the boiler

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+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>71</b>	
(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 